

**CITY OF SOUTH JORDAN
COMBINED CITY COUNCIL AND
REDEVELOPMENT MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, MARCH 15, 2022 at 6:30 PM**



Notice is hereby given that the South Jordan City Council will hold a Combined City Council and Redevelopment Agency (RDA) Meeting on Tuesday, March 15, 2022, in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The Agenda may be amended and an Executive Session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may comment during public comment or a public hearing virtually. To comment during public comment or public hearing virtually, the individual must have their video on and working during their comments. Attendees who wish to present photos or documents to the City Council must attend in person. Those who join via phone may listen, but not participate in public comment or public hearings.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to the City Recorder, Anna Crookston, at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join Combined City Council & RDA Electronic Meeting March 15, 2021 at 6:30 p.m.

- Join on any device that has internet capability
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Regular Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor Pro Tempore
- B. Invocation:** By CFO, Sunil Naidu
- C. Pledge of Allegiance:** Fire Chief, Chris Dawson
- D. Minute Approval:**

[D.1.](#) February 15, 2022 City Council Study Meeting

[D.2.](#) February 15, 2022 City Council Meeting

D.3. February 23, 2022 City Council Budget Meeting

E. Mayor and Council Reports: 6:35 p.m.

F. Public Comment: 6:50 p.m.

This is the time and place for any person who wishes to comment on items not scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone or if joining electronically by raising their hand and giving his or her name for the record. Note, if joining electronically photos or documents will not be accepted through Zoom and you must attend City Council in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda. In rare cases where it is determined appropriate to address items raised from public comments, these items will be noted and may be brought back at the conclusion of the printed agenda.

G. Presentation Item: 7:00 p.m.

G.1. New website preview. *(By Communications Manager, Rachael Van Cleave)*

H. Action Item: 7:20 p.m.

H.1. **Resolution R2022-17**, Denouncing Russia's unjustified invasion of Ukraine. Calling upon the Russian Federation to cease fire and vacate the sovereign territory of Ukraine and urge the United States Federal Government to take action against the Russian Federation and restore peace in Europe. *(By Council Member, Don Shelton)*

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING

I. Public Hearing Item: 7:30 p.m.

**Note: Item I.1. The board will be amending the agenda to move this item to April 5, 2022 City Council Meeting.*

I.1. **Resolution RDA 2022-02**, Daybreak CRA Draft Plan and Budget approval. RCV
(By Director of City Commerce, Brian Preece)

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

J. Staff Reports and Calendaring Items: 7:40 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted March 11, 2022.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

February 15, 2022

- Present:** Mayor Dawn R. Ramsey, Council Member Tamara Zander, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Jason McGuire, City Manager Gary Whatcott, Assistant City Manager Dustin Lewis, City Attorney Ryan Loose, Planning Director Steven Schaefermeyer, Director of Administrative Services Spencer Kyle, Director of Public Works Jason Rasmussen, City Engineer Brad Klavano, Strategic Services Director Don Tingey, City Commerce Director Brian Preece, Director of Government Affairs Melinda Seager, Police Chief Jeff Carr, Fire Chief Chris Dawson, IT Director Jon Day, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Associate Director of Recreation Services Janell Payne, Communications Manager Rachael Van Cleave
- Others:** Tina Falk, Carol, Sam Bishop, Jordan, Douglas Bjerke, Jill Lash, Kristi Jackson (x2), kalyani, iPhone, Satish Bathula, Shari Harris, Scott Howell, Doug MacDonald, Jeff Seamans, Barrett Peterson, Dr. Anthony Godfrey, Tracy Miller, Marilyn Richards, Tami Pyfer, Scott Festin, Caleb Olson, Scott Thomas, Mike Anderson

4:46 PM
STUDY MEETING

A. Welcome, Roll Call and Introduction: *By Mayor Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation: *By City Commerce Director Brian Preece*

City Commerce Director Brian Preece offered the invocation.

C. Mayor and Council Coordination

Council Member Don Shelton mentioned he is having knee surgery this Friday and will join upcoming meetings, both in and out of the city, electronically until he is able to attend in person again.

Council Member Tamara Zander said she has had a hard week with her daughter coming home early from her mission a few days ago, she is doing her best to be here and participate while she supports her family at home.

Council Member Shelton mentioned that he heard there is someone running against Salt Lake County Council Member Steve DeBry, and asked if Council Member DeBry was running again

for re-election this year. The council responded that yes, he is running again this year. Council Member Shelton said he was told the potential opponent is a Bingham High graduate who is promising a swimming pool and other things.

Mayor Ramsey said she hasn't heard that, but she did get texts from Salt Lake County Council Member Dave Alvord and Mr. DeBry today, and she believes they are coming from different sides on this possible opponent. She hasn't had a chance to respond to either gentlemen for more information yet. She said there was a lot of stuff going on in Washington, DC while she was there; they talked a lot about how to access all the federal money that is available, including 70 new funding programs. They heard from most, but not all, of the cabinet areas; they did not hear from the secretaries directly, it was mostly deputy secretaries. Their presentations at each conference were a little different, but similar, because so much is going into the infrastructure law. She had the chance to visit with every member of Utah's delegation her last day there. The federal government has not approved a budget for this fiscal year, that was supposed to be done back in September and they are continuing to function on regular continuing resolutions. She was told that from the political side this is actually a good thing because it's the same budget from back in 2020, which means it's a republican led budget. However, it is very outdated and we are a few years past the value of that money; if we continue to live on these resolutions to keep the government running, we can't harness the full value of the infrastructure law money. They pleaded with everyone to be supportive of passing a budget, although there are some hard lines in the sand that republicans and democrats working this out are not willing to cross; she can appreciate what those lines are, but we still don't have an approved federal budget and we need that to utilize all of that infrastructure money. Our delegates are all aware of our needs here in the city and they had some great conversations with her. Utah Construction and Design's Most Outstanding Municipal Project in 2021 was announced as our own South Jordan Fire Station 64. She thanked everyone who was a part of that and for all the work that went into that project. She mentioned that she excused some of the executive staff from this meeting in anticipation of more visitors coming in later. As an update on House Bill (HB) 151, which is the retail tax incentives, as of last night she and Cameron Diehl were able to get some things worked into the bill that would really help push things in a favorable direction, and she was happy about that. They had some other progress on a bill that was important to us today; she thanked Senator Fillmore for stepping up on behalf of our city and making a substitute on the floor and getting that approved unanimously, because it matters for us. That bill was related to the HTRZ Zones Radius, and under certain requirements expanding that to a half mile instead of a quarter mile. There was some pushback and the county wasn't happy, but it sounded like our Director of Government Affairs Melinda Seager worked her magic and got the county to back off their opposition for now.

Director Seager said the county is just backing off for now, but we still need to see the bill go through the house.

Council Member Zander asked for some more data and information, she would love to text Senator Fillmore personally but she is not completely up to date on what happened.

Mayor Ramsey said there will be some visits done tomorrow and they will have the chance to go into greater detail about why this issue matters for us.

City Attorney Ryan Loose mentioned that thanking Senator Harper would be a good idea as well if you know him.

Mayor Ramsey said Senator Harper was the one who originally ran this bill.

Attorney Loose also thanked Director of City Commerce Brian Preece for his help on HB 151, regarding Redevelopment Agency's (RDA).

Mayor Ramsey said yesterday at Legislative Policy Committee (LPC) they reached the point where they only have four "sticky" items to work through and adjust to reach a point where the LPC can vote and the League would go neutral on HB 151. They know the bill is going to pass, and they are quite close to where they can be neutral because they have been able to mitigate most of the damage that will impact not just us, but many of the cities. They are still waiting for three of the biggest bills this session that impact South Jordan to come out, they are the three bills by Representative Waldrip; he has been really great to work with on these housing bills. There was a meeting today with the Property Rights Coalition, they have a different view on things and want the bill to include state mandatory zoning and density requirements in all the TRAX Station and planned areas. The League has not sent out any action alerts at this point, they are saving them for when they will matter the most. They are making some good progress and are just waiting and hoping the good faith that has come from Representative Waldrip works out. The governor's office reached out, sending the mayor a text asking for help, regarding a proposal in the governor's budget of \$1.65 million of ongoing funding for planning technical assistance. A lot of cities don't have the amazing staff like we do to help plan or even execute many of the things they are directed and required to do, they don't have what it takes to make those things happen. One million dollars of one-time funding was also pushed for a statewide planning discussion about growth, led by the state. The Economic Opportunities Commission passed both of those funding proposals unanimously and we feel strong about this; the Governor's Office of Planning and Budget will be the ones leading out on those conversations. While in the subcommittee, the appropriations request was cut significantly, so there is a recommendation for funding but it's only half of the amount and it's just not enough; the governor's office asked us to help them try and get that back. Mayor Ramsey created a letter, the Executive Appropriations Committee has not received it yet but she is emailing it to them tomorrow and then planning to go there Thursday to have personal conversations with them. Since she is going to the Executive Appropriations Committee on behalf of the League and WFRC, this letter shows what they both are asking for. In four weeks, on March 15, she will be back in Washington, DC and said she can join the council meetings that night electronically if needed. The Just Serve Organization has decided to be a major leading sponsor for the National League of Cities this year and asked if she would be willing to join that effort to bring awareness of the Just Serve program to communities across the country. They are coming to her office tomorrow to film a video and ask her about projects done in our city that made a difference.

D. Discussion/Review of Regular Council Meeting

Presentation Item:

-2022 Community Survey and Final Report.

Mayor Ramsey said she had a chance to look at the approval ratings of the council, how they're doing, and it was quite high. Overall, it looks good but she anticipates good information from Y2.

Action Item:

-Resolution R2022-16, Appointing members to the Art's Council.

Mayor Ramsey said this resolution will be making her appointment to the Art's Council official.

Public Hearing Items:

-Ordinance 2022-04, Re-adopting the City's Construction Standards and Specifications.

-Ordinance 2022-08, Vacating a portion of Right-of-Way along the North side of Lake Avenue (5215 West 5340 West) and a portion of Right-of-Way along the West side of Lake Run Road (10965 South to 11120 South).

-Ordinance 2022-09, Vacating a portion of Right-of-Way along the North and South sides of Docksider Drive, East of Bingham Rim Road (11320 South 6850 West).

E. Discussion Items:

E.1. Jordan School District update. *(By Jordan School District)*

Dr. Anthony Godfrey has been the Superintendent for the Jordan School District (JSD) for three years now. He introduced Tracy Miller and let her begin.

Tracy Miller is the Board President for the JSD who also represents the western and southern parts of South Jordan City. Also here tonight is Marilyn Richards who is the Vice President of the Board for JSD, she represents the north part of South Jordan City. Bryce Dunford was unable to be here tonight, he is a board member who represents South Jordan further to the west. There are a lot of great things going on in our district. They understand the schools are a very important part of the infrastructure of a city, and they are very grateful for the good relationship they have with South Jordan City. JSD staff works closely with a lot of city staff on various issues, including getting kids safely to and from school, building new schools, etc.; they also have a lot of support from many here tonight at school activities, which they appreciate.

Dr. Godfrey introduced Marilyn Richards with the Board of Education, Tami Pyfer, Scott Festin, Caleb Olson and Scott Thomas. Mike Anderson, who is the Assistant Superintendent, is also here but he stepped out to take a call so Dr. Godfrey could stay in the meeting. Dr. Godfrey was excited to say that he has been a resident of our city for one year now. He loves living here, the roads clear quickly and the service has been wonderful; as a resident he couldn't be happier. As Ms. Miller mentioned, they really enjoy their association with South Jordan City; he has sat in many meetings with staff and our elected officials, where that relationship has grown closer and great things were accomplished. They know we have different roles, but the same goals to build a strong community; a place where people enjoy living and visiting, working together to accomplish great things and support the families and businesses in our community. They are here to express appreciation and offer their help strengthening those bonds and supporting each other.

In the Jordan School District they have been focusing on literacy, it's the way you access all other learning. By improving their literacy program, they improve students' access to all other learning. They have been focused on elementary literacy recently, they have seen some great results already but it takes time to see those results long term. Their program, Walk to Read, has been really successful. Their teachers, despite the fact we are in "Covidious" times, have done an incredible job of moving this forward. If we don't start with strong literacy skills at the beginning, then we're playing catch up the rest of the time, like trying to bail out your basement but not turning off the leaky faucet first. Their teachers have done a great job for a long time, and this is just the next evolution of that; it doesn't happen without parents supporting the effort. They have also focused on health and wellness, as has the city, including a health and wellness day on Friday which was very exciting to have as a focus for families. The district provided materials for families to work together on health and wellness at home and provided time for employees to connect with each other. There were some great community sponsors who made all of this possible as well and allowed for employees to come to fitness centers and gyms, get a treat, and just celebrate their connection with each other and focus on themselves. They will continue to provide that for employees, and work to find what services they need for families and employees. They have worked to provide a broad spectrum of opportunities for students, which has really been a focus of the board. They have created things like the Arts Academy where elementary students can make art a part of every day and the Virtual Academy where they have three distinct schools with their own principals and faculty to learn virtually. In regards to the Virtual Academy, it doesn't work for everyone, but for some it's ideal with a partial or full schedule at the secondary level, or a full schedule at the elementary level; they are excited to have those options available as well. When they are trying to meet the needs of 58,000 students they need a wider variety of options, they have tried to continue to provide that. They also take very seriously the taxpayer dollars received, including when those funds are received through bonds. They take very seriously the promises made, and they have been able to build every building that they promised, plus one, and it was all done on time. Scott Thomas is the Administrator of Auxiliary Services and he oversees all of those operations. The timing of bids and the way buildings are built becomes more and more efficient over time, and they are very proud of that in a growing district and a growing city. You can't meet those needs unless you are responsible with the bond dollars when they come in. We hear a lot about the schools in various areas of the state, and everyone deals with different issues, but they are proud to be on time and under budget for every one of the schools. As mentioned, growth is an issue throughout the district and South Jordan. It's a huge issue they deal with all the time, so he has Scott Festin, their Demographer, here to talk a little about the growth here in South Jordan.

Scott Festin is in the Planning and Enrollment group in Student Services at the District, he has been doing this for a little over two years; for 23 years before that, he was with the Wasatch Front Regional Council. His role at the district is to look at things from a planner's perspective. He oversees and tracks the current residential developments, watches the birth rates and data from the Department of Health, and gets building permit reports every week from the construction monitor; all of that to help them keep track of where things are going. He handed out a map for reference (Attachment B) and talked about what they see in South Jordan from a school district's perspective. He sat down with Director of Planning Steven Schaefermeyer last week to go over the map and make sure everything is accurate. There are 15 schools in South Jordan, nine elementary schools, three middle schools, two high schools and one special school.

Also, while preparing for this, he was reminded that all of the South Jordan City residents in Daybreak go to Herriman High School, just over the boundary from South Jordan. We don't always think of that school as serving South Jordan residents, but there is a fair chunk of the student body at Herriman High School that is South Jordan residents. Living in the city boundaries, in their student database, there are just over 14,000 student in the city; of those students, 7000 are elementary students, and approximately 3500 each are middle and high school students. A good portion of the district's 57,000+ students are here in South Jordan. The district does hold some property within South Jordan City, this includes three elementary school sites, two out in Daybreak in Villages 9 and 13, and then a small elementary site called the Bergen Property just off of 1300 West. There is some other property in Daybreak including a middle school, a lone high school site, and then some property that hasn't been determined yet. They are anticipating more growth, more school construction out west. Some areas of interest they are watching include Daybreak, more specifically West Daybreak; in the last few years he has tracked over 1300 housing units permitted, 365 of those are currently under construction. He gets the construction reports every week, maps them, and for six months they are considered currently under construction. Those 365 units currently under construction, at current rates, would yield another classroom of elementary students plus more. Other areas they are keeping an eye on include scattered infill east of Redwood Road, where there is a parcel or two they are seeing building permits in there. He was surprised when he counted them, it was over 500 units in the last few years with 53 still under construction. They also have an area they consider "the wild card," they know it's there but aren't sure what is going to show up there, and that's the downtown Daybreak area along the TRAX line. Depending on what kind of development and how much or what type of residential goes in there, that could have a big impact on our schools, especially the ones in Daybreak east of Mountain View Corridor. He tries to get out and drive through these developments every once and a while, he drove through the downtown Daybreak area the other day after meeting with Director Schaefermeyer. They keep their eyes on affordability issues, as housing prices go up they look at what the impact is on the ability to afford housing; if they don't have families in those houses, they don't get more students.

Dr. Godfrey said certain types of homes used to bring families of a certain size and that has shifted dramatically.

Mayor Ramsey mentioned, on the housing front, we are proud of the Bingham Court project and the nine units the city was able to subsidize to make workforce housing more affordable. Six of those units were purchased by South Jordan City employees, three by Jordan District employees. It's just the tip of the iceberg, but it's a very outside the box model that hasn't been done and we are working on additional opportunities to be able to offer that. There were 65+ applications for those nine units, not everyone qualified but we are well aware the need is there and we want to do what we can to be mindful of our public employees and try to help them afford to live in the city they are working in.

Dr. Godfrey said in order to strengthen our relationships with our communities, they hired a part-time community engagement specialist, Tami Pyfer. She was Governor Herbert's Education Advisor; she has been on the State Board of Education, is a former professor and has done all kinds of things connected to education as a foundation director up in Logan.

Tami Pyfer said it's fun to come into a job where all these things you've done in your previous life come into play. She was able to be at Mayor Ramsey's swearing in and she thanked the mayor for all the great work we are doing as a city. She lives in the same neighborhood as the superintendent and the plows do get out early, and she has been so thankful for that; the streets are well cared for. She knows how hard it is to keep those things running, she was on the Logan City Council for eight years and dealt with a lot of the things we are dealing with now. It was hard to leave Cache Valley, she didn't know if they would find a place that she felt they belonged, especially after being so involved in the community. They rented an apartment their first year here in the Sterling Village Apartments and happened to be in a ward there where a house came up for sale. It was a huge leap to purchase a home because it meant they were staying there, but it was a great decision and move for them; they have felt very connected to their neighborhood there. She doesn't have kids in school, but while she was the governor's education advisor she watched what all the districts in the state were doing. She could see where some districts were leading, some were struggling, and where the challenges were; she was very impressed with the Jordan School District. They were the first district to come out with raising teachers' salaries and she remembers that being a bold move, it made her think good things were happening in this area. When this opportunity came up for her to work part time with the district, she jumped at it and is very happy to be here. Her role is to help connect the cities with the schools. She knows we are already connected with a mayor who chairs the Jordan Education Foundation Board, but if we can share our interests with her, she can help track programs or activities. They would love to have city staff and elected officials judge the We the People event, or be a part of activities in the schools. If there are areas anyone specifically wants to be engaged in, she asked them to please let her know.

Council Member McGuire expressed his gratitude to the Jordan School District; he has three kids in JSD schools and he appreciates the education they are receiving. He is very fond of the DLI program, particularly the Chinese program, which his kids participate in. He knows other families are very pleased with the Spanish program and thanked them for the great educational services they provide.

E.2. Harvest Pointe West Development (*By Peterson Development*)

Barrett Peterson gave everyone a handout presentation (Attachment C). Tonight they hope to bring everyone back up to speed. The last time they were in a work session was September 2020, they have been to Planning Commission, back to staff, back to Planning Commission and met with neighbors. This all takes time and he doesn't believe it's for lack of any effort on anyone's part. He asked everyone to look at the map of Harvest Pointe West (Attachment C). He began by introducing himself as working for Peterson Development, a family business his dad started over 60 years ago. They take great pride in what they do. They have a home building arm called Peterson Homes and they are building a lot of the permits on River Heights Road, including the Senior Community called Haven Villas. They are active in our city and have been doing land development and building here and in West Jordan for the last 25 years or so; he has been with the company for about 20 years. He pointed out that they try to be thoughtful and patient, they have done a lot of master plans; they try to look at the ground and way, "what is the right way to use the ground." These decisions are obviously not unilateral, but they try to be thoughtful about them. They are used to the opposition they often see from residents, it just comes with the

territory. Council members and the mayor all see it too, change always causes concern with residents and they understand that. However, they have to come up and say they feel like as a property owner they also have the right to petition the council for a change to a land use. He also reminded everyone that they have been in business for a long time, along with doing residential development they are also a commercial developer and it has been done for a long time. East of here, they brought in Costco and Walmart years ago, Sportsman's Warehouse and they are holding out hope for a Trader Joe's here on the east side; they are also working with EOS which was recently presented at a Planning Commission meeting. They have done a lot in the way of commercial development in the city; they are working with Home Depot right now on a project in West Jordan where they are trying get under contract and move in. This is what they do, they think they are pretty good at it. They are not the biggest or best show in town, but they have been around and they are confident in what they do, along with trying to be thoughtful. Regarding Harvest Pointe West, it has been a tough project for them over a 20-year period. They were so excited when Albertson's came in back in the early 2000s, and then they pulled the rug out from under them and went dark a couple years later, boarding up their windows without even bothering to tell them. Of course, Peterson had already developed the Subway shop, UPS, Mountain Mike's, and they took a risk on them staying in business before they vacated. Peterson could have walked and not met their obligations with the bank or the community of South Jordan, but they stayed with the center, lowered rents and it was a long, hard time getting through that. Today they are in a better spot, they have the VASA in there which is from another developer; they also brought in Nielsen's Custard and AutoZone. He gives all that history to show that the center has changed. The original design had Albertson's as an anchor and two junior anchor pads, one of them is now gone because of the Bangerter expansion. Junior anchors are kind of dying because of Amazon, things like iPhones that weren't around 20 years ago, and now they're left with another junior anchor pad that no longer has the synergy or growth to bring in traffic. He has received questions like "what is the purpose of changing the land use from Economic Center to Stable Neighborhood SN," and he thinks the driving thought behind Peterson's answer is that there is a higher and better use. They aren't just coming to this overnight, they have given a lot of thought to this and marketed this property for a long time. The council has asked questions about a restaurant going there, or some other commercial pads; he would argue that a restaurant is better served in another location or down at the District, there are certain uses that go certain places in retail. The fact that this location hasn't developed tells us a lot about the demand for retail, a lot of times these types of uses go elsewhere. Office was brought up, but office is going to migrate over to River Heights or down to 11400 South, and they have an office pad over there that they haven't been able to put anything on; that location is a higher and better use for office. The JSD was just here and talked about the legislature, we really are in a housing crisis; where are our kids and grandkids going to live. He thinks the more little infill projects like this that can be rezoned across the Wasatch Front, the more help we will have with housing. He really does wonder about where our kids and grandkids are going to live that is affordable, that they can actually purchase. These will be for sale units and he is going to pass the presentation on to Jeff Seamans to continue discussing how things have been going, how they have responded to the concerns of the council, staff and neighbors because sometimes it feels like they can't keep anyone happy. After Mr. Seaman, they will have Doug MacDonald, an economist, who presented here a few years ago on the senior project on River Heights Road, to show the fiscal impact of senior housing versus an office development as he believes at one time the city was hoping for an office development in the same location. He thanked City Manager

Gary Whatcott for proposing the idea of Peterson coming to a work meeting, he thinks it's a great idea to have some dialogue before coming back to a public hearing. They stand behind their idea, they know it's not the most popular idea but they asked the council to ask themselves if this is something that could be the highest and best use as they look at it from the long term perspective.

Jeff Seamans referenced the map in Attachment C, noted that the 3.16 acre odd shaped piece of land outlined in red is what they're dealing with. Albertson's was in the shopping center, they left and now VASA is there. When you go to the grocery store you can shop around at the other junior retailers in the shopping center, when you go to the gym you come out sweaty and want to go home and shower; the gym is an in and out destination. In the September 15, 2020 work session, they presented two different options shown in Attachment C. He continued to review his prepared handout (Attachment C) and outlined the feedback received from that work session. He reviewed the current proposal and renderings.

Council Member Zander said she can see these proposed homes will be up to 35 feet, and asked what the height of the homes directly behind the property were.

Mr. Seamans said those homes reach 28 feet 10 inches, and referenced some renderings in Attachment C showing the difference in heights. He continued with his presentation and noted that the current neighbors have played a key part. They have had three meetings with them, one of their major concerns is privacy, with them asking how Peterson can make a three story home and respect their privacy at the same time. Since they didn't want anyone looking down in their backyards, Peterson put elevated windows so natural sunlight can come in but they can't look down in the neighbor's yards. The main floor has the garages, they will be 22 feet 1 inch by 25 feet; they wanted them big enough to put garbage cans in so they aren't on the road. The main floor also includes a nice entry with a living room. The second floor has a family room and kitchen, and the bedrooms and bathrooms are on the third floor. He further discussed setbacks from the handout, as well as the landscape and open space plans. The building envelope area is roughly 2.5 acres. Of that 2.5 acres, 0.97 acres is landscaping and common areas. As far as landscape, they are committed to the privacy of the neighbors and are planning for trees along the border. One example of a possible tree is a Musoshino Zelkova, which is fast growing and can grow up to 45 feet tall and have a 15 foot spread. They would commit to thoughtful placement of those trees to observe that privacy, but they are not married to that tree and are open to suggestions. Another concern was traffic and safety. To tie the center into the park, they want to install flashing lights together with a crosswalk. They also brought up the idea of installing a raised crosswalk, however in talking to Engineering they prefer not to do that because of a conflict with the snowplows. That park is an incredible amenity, and as opposed to having a commercial use or retail right across the street, what if they took advantage of that incredible amenity to have it used for families. A lot has been said about traffic, they know that during the summer Nielsen's Frozen Custard can get a little backed up. He referenced a table in Attachment C that shows estimated trips for both a retail space and the proposed townhomes. Those estimates show the townhomes having significantly less trips, and less trips equals more safety. Regarding density, this property is being compared to Bingham Point and Rushton Meadows quite frequently. Knowing that, they looked at the density of both projects and included those comparisons on Attachment C. Rushton Meadows averaged out with a density of

15.43. He said the reason that works out to the requirement of 8 units per acre is because there are single family homes that buffer it, which means the density is blended. When looking at Bingham Court, there are cottage homes and townhomes which averages out to 11.3 units per acre for just those two; if you blend that with the single family homes, it drops it down to 7.37 units per acre. When we add in Harvest Pointe West, the townhome area averages out to 11.2 units per acre, which is right in line or less than the others. The difference here is that Peterson doesn't have the ability, or the space, to add any more units to the whole tax parcel which puts them at 8.86 units per acre.

Mr. Peterson said they are blending here as well, taking a parcel as it is and just blending it; similar to residential projects that blend high density and low density, they are blending high density with commercial, and that's how they arrived at 8.86 units to the acre. He said that their project really isn't any more dense, possibly less dense, than even Rushton Meadows or Bingham Court if those densities weren't blended together. He understands there has been some talk among council members about the density, so they wanted to explain this and hear everyone's concerns.

Council Member McGuire said that to him, the density still isn't the biggest issue. His issue is with the best land use, and that can be discussed later. Regarding density, he asked why Peterson feels that they should count the full 3.16 acres. Peterson chose to use some of that land as parking lot on the original commercial development, and he feels like they are basically double dipping so they can get their density down to a lower number. Rushton Meadows does have a density of 8.18, but when you factor in the developer's contribution to the park and other open space, they actually fall below the eight mark, somewhere around seven.

Mr. Peterson said they don't want to say this has to be exactly like Rushton Meadows or Bingham Court, but it's good to get some context. The parking here is a very strange shape, but it was put in at the time to serve commercial then and in the future; because of this, he feels that should also be counted for overflow parking as it's also consistent to blend density like has been done in other places. It is strange and unique because it's an infill parcel, and it's commercial next to potentially high density residential, not residential next to residential. They aren't trying to hide anything, but this is how they calculated it and they wanted to show everyone what they're doing.

Council Member Marlors asked the acreage that will be deeded to this project.

Mr. Seaman's said the townhome HOA would be compromised of the 3.16 acres, this is because there are shared expenses across the whole thing. Right now there is an alleyway in their entrance, they kept the entrance as far away from the existing homes as possible so there is some shared expense between the Harvest Pointe West HOA and the center.

Doug MacDonald noted in Rushton Meadows they counted a park, and in this they are counting in parking.

Council Member McGuire said grass is better than asphalt when it comes to amenities.

Mr. MacDonald said some of the neighbors here might argue with that because they complain about the parking a lot, and they could say this is overflow parking for this project.

Council Member McGuire asked if those spots are going to be dedicated for that project.

Mr. Peterson said it wouldn't be roped off, it would be shared, just like the other common areas.

Planning Director Steven Schaefermeyer noted that we are talking about this park as if it's part of Rushton Meadows, and a part of the approval process for Rushton Meadows; it was not, it was the adjacent Bluffs at Oquirrh Park, which was part of a larger development, who actually dedicated the park land. The section that was part of this agreement was completing some of the road that went onto the park property, so the full property that was dedicated was part of the Bluffs at Oquirrh Park includes a portion of the road as it curves. The Rushton Meadows developers agreed to improve some of that area. There were smaller open space pieces throughout the development, but in order to bring it down to the overall density 7.97 units per acre they did not include that park.

Council Member Zander asked who built the park, if we did it as the city.

Director Schaefermeyer said we did build the park, but there were some contributions as part of the adjacent development to the west. Oquirrh Park is part of a bigger area that includes our fire station and that park, some property that's along the canal over by a church off 10200 South. If the question is regarding Rushton Meadow's entitlement, it included more than just the townhomes; it includes single-family homes, as well as some other contributions and things they offered up as part of that development. The same goes for the Bluffs at Oquirrh Park that included a much larger area. The townhomes closest to the park were just a subset of the overall agreement.

Council Member Zander asked about the floorplans, they show the townhomes are 2100 square feet; she asked what the square footage was on the townhomes in Bingham Court and Rushton Meadows. No one had those measurements at the time.

Mr. Seaman's said 2100 square feet is a pretty good size, and them all being three bedrooms will mean higher sale prices for the units; they did not add any one or two bedrooms.

Council Member Zander is wondering if these are going to feel like tightly packed, skinny townhomes, or are they going to feel open compared to the other projects mentioned.

Mr. Peterson referred back to the aerial view from Attachment C, he loves the streetscape across from the park; it's much better than their original iteration. He also believes that it's been shown to slow traffic when you have a streetscape facing the street like that. Regarding the crosswalk, he spoke to Manager Whatcott and said Peterson would be willing to help with improvements in that area to add some parking for the park so everything works together.

Mr. MacDonald is with EconoWest, a consulting firm. They agree with Peterson Development that this proposal for Harvest Pointe West offers the current highest and best use for this

property. Based on what they're seeing in the housing market, because of the job market and recent in-migration, there should be strong demand for Utah residential homes in the next two years. They actually thought demand from the big recession in 2008-2009 was going to push this even further, but that has since been mitigated this year. If the developer waits for a professional office space to materialize, since they haven't been getting many calls for that sort of thing, one of his realtor/developer friends at Commerce CIG said that it would be a train wreck for the developer to wait another 5-10 years to put in some professional office space there. In their analysis, they start out about seven years, about 2028-2029, with office space. The revenue for the next 20 years for South Jordan would be 80% higher for a residential project, compared to a retail dollar store and professional office space. They don't believe there is any net difference in the cost to the cities between residential, retail or commercial according to a recent study by Commerce CIG in Utah Valley. According to the finance staff, as far as expenses go, it's only \$1000 more for residential compared to retail or office space. He referred to a chart in Attachment C showing the demand for housing should continue in short-term, and there is a demand for this particular project from their point of view. The next page also shows a 20-year value analysis, where they found that Harvest West revenues are about \$887,000, compared to about \$500,000 for the office project and \$468,000 for the dollar store. For the office project, they don't believe that would really get going until 2029, so that's another reason it's got a lower revenue potential. In the big scale of things, these numbers aren't that material as you want to have a good cost benefit, but they're pretty small compared to the city's General Fund of hundreds of millions of dollars. In addition to that, the impact fees would be about \$356,000, compared to what it would be for retail or office.

Council Member McGuire asked what their calculation for the impact fee was based off of.

Mr. MacDonald said it was \$400 for each residential home.

Mayor Ramsey reminded everyone that impact fees are not a way to make money, they don't bring in much at all.

Manager Whatcott noted those fees are tied to strictly infrastructure, it doesn't go into the General Fund.

Mr. MacDonald discussed annual revenue from the chart in Attachment C.

Mayor Ramsey asked where they got their rate for the taxes in the residential area.

Mr. MacDonald pointed to another page from Attachment C discussing the 50/50 population/point of sale formula and explained those calculations. These calculations could be a little high, but it's in the general ballpark.

Scott Howell asked if Amazon purchases being shipped to homes in the city were a part of this calculation, as the conventional wisdom is that retail is going to make the most money. However, Peterson is proposing something here that says it's not quite as simple as that, that these residential units will bring in more to the city in a quicker amount of time.

Mr. MacDonald said the numbers are pretty close, a dollar store produces more sales tax but it doesn't produce as much property tax as this would. The office space generates a lot more property tax, but hardly any sales tax. He's not sure how the office space would generate any sales tax unless there was something like a restaurant or medical supply store underneath. He referred back to tax estimates in Attachment C.

Mr. Peterson said the center has a certain amount of office they can't exceed right now unless they get their partner that owns the VASA to agree to it.

Council Member Zander asked to clarify that they can't do office unless VASA approves it.

Mr. Peterson said yes, the VASA owners have to approve it. This is because of a covenant they created originally with Albertson's. The Albertson's drove those covenants because they were the big box store and wanted to be able to control the businesses in there. This other developer has said they'd love residential there, they don't love the idea of office.

Mr. MacDonald continued with his presentation from Attachment C. They don't believe this project's cost to the city should be calculated on costs in the future like needing additional police and fire; they don't believe there will be additional staffing needs because of these 28 units. They also mentioned that the estimated 92 possible residents will be spending money, so they included some additional sales tax in their estimate because of that. With those numbers, their charts indicate residential development would bring in the most money for the city.

Council Member McGuire asked why 2023 was being used as their target year.

Mr. Peterson said that's because they try to build things as quickly as possible, and these numbers were based on an estimated completion of the project before that time.

Mr. MacDonald mentioned impact fees, which would be coming in right away.

Mr. Peterson mentioned that in Utah, VASA gets taxed for their memberships now, it didn't used to be that way.

Council Member Harris asked if the numbers Assistant City Manager Dustin Lewis was calculating match what Peterson is showing us.

ACM Lewis said they only did some quick numbers on the impact fees and the total for 28 units looks like it would be around \$228,897; Peterson's numbers showed that to be around \$355,000. He doesn't understand some of the assumptions made on some of these numbers, particularly the estimate with 92.3 people all spending \$15,984 for point of sale; that would be \$60,000 per unit in point of sale transactions to generate sales tax.

Mr. MacDonald said he believes they took the city's \$784 million and broke it down from there to get to the \$15,000 per person.

ACM Lewis said there are some big assumptions here. He would have to sit down with CFO Sunil Naidu's team and take a look at everything to figure out where it's coming from.

Mr. MacDonald said all their numbers are the same numbers the city has, and the expenses are all the same. The numbers are all the same, except Peterson argues that there is going to be some sales tax impact. He believes the main problem is that their estimate amounts don't start for five to seven years, so the city is getting zero for those years.

Director Schaefermeyer said the financial projected numbers provided by the finance department do include sale tax, just not in that section; they have already estimated direct and indirect sales tax.

Mr. MacDonald said it was not included in the city's net income, so he included half of it here.

Council Member Shelton said we're discussing finances here, but that's not the issue. The issue is density, and in South Jordan RM-6 is the highest density zone; unless we overlay it with a PD Zone, then it's a development agreement. The PD Zone overlay happens when there is a unique municipal benefit that's coming from the project; there is nothing unique about these numbers, this isn't why we bring developments in. When you look at the projects on 11400 South where they did the overlay, there was something unique with both of those projects that made the city feel like they could do that. He asked what Peterson is bringing that's a unique benefit here.

Mr. Peterson said they thought it would be helpful to share some of these numbers, just like they did on the Haven project that was going to be either residential or office, to show what's going back to the city. He understands density is the issue, but there has been a bit of a "game of telephone" going on where they haven't met with the council in over a year. They have met with Council Members Zander and McGuire recently, and there were some questions about workforce housing that was brought up before in the discussion with the Jordan School District. Workforce housing is one idea that has come up and he has spoken with Director Brian Preece about it. There are 28 planned units, which is over the desired density, and Peterson has offered three units of workforce housing. There was a little bit of confusion with that however, he knew the city had RDA funds for it, but then he heard back with questions about what Peterson was getting. He did some research, talked to Ivory and Skyler Tolbert who was the point contact on Bingham Court, and was told not too long ago the city gave Ivory \$100,000 per unit for nine units and Ivory made up the difference. Since then, the market has risen, the bill has gone up and Peterson believes they could do three units of workforce housing; it's not nine units, but it's something. He doesn't believe the city wants too many of the units to be affordable, but if it's three units and the city comes with \$150,000 on each unit, and Peterson covers the rest like Ivory did, that would be something to put on the table. He also mentioned the pocket parking they can offer as a small gesture across from the park, the buffering of nice landscaping and trees; there is only so much they can do to "wow" the city with why this is different. Peterson is arguing this is needed in the city, residential and workforce housing. Their current proposal is 28 units, three of which would be workforce housing with details that could be worked out later. If that doesn't work for the council, and they need to get below that eight units to the acre, they could go to 25 units and just make them all market rate and that gets them to the required density.

Council Member McGuire asked how much they are expecting each of these units to sell for.

Mr. Peterson said the market rate is around \$500,000 - \$520,000 today, but in a year or two we don't know. After speaking with Mr. Tolbert from Ivory, he believes the workforce housing sold in the \$300,000 - \$330,000 range to be able to qualify for affordable. He doesn't know all the details of the workforce housing program like he should; he has spoken to Director Preece about it but didn't want to get too far into it if it didn't matter to the decision and those funds were already intended for another project.

Council Member Shelton said he needs to think about this. He likes the streetscape they've presented, but he feels like Peterson is getting feedback and rather than making changes they're just trying to sell the same project still.

Mr. Peterson asked what feedback they've missed in their presentation tonight.

Council Member Shelton said that Council Member McGuire's email was full of all kinds of ideas (Attachment D).

Mr. Peterson said they went through all of those items, and asked what they've missed.

Mr. Seaman's said they did miss addressing light pollution tonight.

Mr. Peterson said they didn't address that because that's a detail, that's something that can be worked out later. They want to be collaborative with the city, but they need to know what the council wants them to do. They talked about putting in the down lighting, and they have that technology. He feels they have gone through everything. Council Member McGuire had some designs in his email that might work in another project, but they weren't able to work in this project due to architectural integrity. They genuinely want to know what more they can do; they can add amenities to the park, they could contribute more swing sets or something like that, and they've already mentioned adding parking. He feels like they have this great zone, but the city keeps asking for more and more. They can put the dollar store there, and it's a permitted use, but is that really what's best. They are willing to go through the hoops for workforce housing, \$200,000 worth of parking; if those are things that move the needle Peterson can come back in a few weeks and make sure that's what they're willing to offer. He asked if going down to 25 units makes a difference, as that gets them under the eight units per acre.

Council Member McGuire said that depends on how things are calculated.

Mr. Peterson said they used the same method to calculate the density as the city has done it in other projects.

Council Member McGuire said other projects didn't use part of their land for a parking lot.

Mr. Peterson said this is consistent, it's one parcel and blended density. Admittedly, it's a little different than Rushton Meadows, but it's the same idea.

Mayor Ramsey said she would allow a few more council questions, and then they needed to wrap things up because they are already two minutes past when the regular city council meeting was supposed to start and they need to move over there.

Council Member Zander said she loves the two car garages and two car driveways, she likes what they did with their windows for privacy, she likes the setbacks and that they turned the houses to face the park; she thanked them for those options. If they are willing to go from 28 to 25, she would rather see them get the three units and pay for the workforce housing. She doesn't know their numbers or profit margins, but rather than the city come to the table with anything, they have other places to put those RDA funds. We are trying to put in a senior center, and she'd rather use those funds there than for this project. She would rather see Peterson put up the money, give us three workforce housing units, and that would allow her to say yes to the 28 units.

Council Member Marlor said he wanted to reiterate what Council Member Zander just said. He is a little sensitive to these kinds of projects because on one hand they back commercial and residential, so we're trying to squeeze something in that doesn't really fit in either zone. If they don't provide some of these opportunities to put in more affordable housing, one day the legislature will come in and take it all away from the cities and start telling them what they have to put in. He would rather have a nice development that will make sense, and as long as that property for parking is deeded to the project, it counts in his opinion; if it is not deeded to the project, he has a problem with the density. He would like to see some affordable housing units in there, as that is something they are hoping for and counting on in these multi-unit developments.

Council Member Shelton is grateful for the work Peterson has done. He likes the streetscape and the fact they are facing the street. He would like to see parking on that street somehow, and he would like to see the workforce housing; that might blow up the deal for Peterson, but he could support this if there was some street parking and workforce housing. The reason they are asking Peterson to put up the money for the workforce housing is because, as was mentioned earlier, the city is looking at another project to commit most, if not all, of the RDA funds.

Council Member Harris said six units to the acre makes sense in here, and he thinks if Peterson wants more than six units per acre they will need to find ways to bring something to the table like the other projects discussed. He was a little disappointed tonight as he thought Peterson was coming to this meeting with some revisions after being unanimously rejected by the Planning Commission. He hopes that the next time they come back they bring something a little more palatable.

Mr. Howell asked what else they can do.

Council Member Harris said there are only so many things you can do. He thinks six units per acre is where the comfort level is in general for this. If they want to bring workforce housing or something else to the table he is not opposed to those kinds of ideas, but they need to bring something else in addition to what they already have to get the extra density.

Council Member McGuire appreciates their revisions to the very first plan. The architectural renderings he sent over to them wasn't to critique their design so much, other than to see if there could be a step down on the sides, along the south property line to help reduce the height on the end units. He agrees with a lot of what the council members have already mentioned; he does still have issues between the residential and commercial being there, knowing that UPS and Sherwin Williams has their trucks going back and forth. His biggest issue is that when he looks at the other projects we've done, at the end of the day he felt good about them, and he's not there yet with this project.

Mayor Ramsey turned to the council and asked if Peterson comes to the table with an offer of 28 units, three of them affordable and not using city RDA funds, would the council support that.

Mr. Peterson said they can go back to their group and discuss these ideas and come back with what they can offer.

Mayor Ramsey said she is just trying to find the threshold for the council, would that offer be something they could support. It sounds to her like that might be an offer the council could support, but she wants to verify and make sure they can give Peterson clear direction.

Council Member Zander was a yes, with zero South Jordan funds for the workforce housing.

Council Member McGuire said no.

Council Member Harris is undecided, he would need to hear from residents before making a final decision on something like this.

Council Member Shelton said he could support this.

Council Member Marlor said he could support this as well.

Mr. Peterson said they just want good feedback and thanked everyone for working with them on this project, and the ones in the future they will be bringing.

Mayor Ramsey thanked Peterson for their efforts, taking the feedback and working to try and make the project work according to the previously received feedback. There are a lot of things about the project that have changed, that she does like better. Tonight was not an official vote, and they will see what Peterson brings back in the future based on the feedback given tonight.

ADJOURNMENT

Council Member Shelton motioned to adjourn the Study Meeting. Council Member Marlor seconded the motion; vote was unanimous in favor.

The February 15, 2022 City Council Study meeting adjourned at 6:41 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

February 15, 2022

Present: Mayor Dawn Ramsey, Council Member Brad Marlor, Council Member Don Shelton, Council Member Jason McGuire, Council Member Tamara Zander, Council Member Patrick Harris, City Manager Gary Whatcott, Assistant City Manager Dustin Lewis, City Attorney Ryan Loose, Strategic Services Director Don Tingey, CFO Sunil Naidu, Director of Administrative Services Spencer Kyle, Police Chief Jeff Carr, City Recorder Anna Crookston, Director of Public Works Jason Rasmussen, City Engineer Brad Klavano, Director of Government Affairs Melinda Seager, IT Director Jon Day, GIS Coordinator Matt Jarman, Planning Director Steven Schaefermeyer, Fire Chief Chris Dawson, Meeting Transcriptionist Diana Baun, Communications Manager Rachael Van Cleave

Others: Sam Bishop, Shari Harris, carol, Emily, Tracy Miller, CEO South Jordan Chamber of Commerce Brian Synan, Frank Montoya, Rowena Montoya

6:52 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction to Electronic Meeting - *By Mayor Dawn Ramsey*

Mayor Ramsey welcomed everyone present and introduced the electronic meeting.

B. Invocation – *By Director of Strategic Services Don Tingey*

Director Tingey offered the invocation.

C. Pledge of Allegiance – *By Director of Public Works Jason Rasmussen*

Director Rasmussen led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. January 26, 2022 Special Budget Meeting

D.2. February 1, 2022 City Council Study Meeting

D.3. February 1, 2022 City Council Meeting

Council Member Marlor motioned to approve the January 26, 2022 Special Budget Meeting minutes as printed, February 1, 2022 City Council Study Meeting minutes as

printed and the February 1, 2022 City Council Meeting minutes as printed. Council Member Harris seconded the motion; the vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Don Shelton attended the Chinese New Year Celebration at Herriman High School. That same night, he attended a retirement party for former Council Member Mark Seethaler. He also attended the Jordan River Commission meeting, a few Western Growth Coalition Legislative Updates, a few Legislative Policy Committee(LPC) meetings for the League, and an Association of Municipal Councils meeting. He had a discussion with some of our senior staff about bike lanes and signage on Skye Drive, and he thanked them for making the time to discuss that with him and figure out some good solutions.

Mayor Ramsey said the Chinese New Year Celebration at Herriman High School included students from Bingham High, Mountain Creek Middle, and Eastlake Elementary; it was mostly South Jordan residents participating in the program.

Council Member Patrick Harris met with the Hindu Temple Presidency and spoke with them about their future plans, nothing immediate but they will need to have additional discussions with them in the future. He joined the Saturday morning legislative update electronically. He said in a past meeting with Representative Susan Pulsipher, he mentioned daycare and the importance of getting more people into the workforce and the childcare involved; one of the solutions he mentioned was getting the businesses involved, and she mentioned that during the legislative update. He feels that these meetings they have ahead of time to provide feedback are very valuable. He also felt Ken Ivory was very well prepared while speaking about his concerns with energy, Council Member Harris shares some of the same concerns. He, along with other council members and staff, attended a SoJo Race Series event. These races are great, allowing everyone at every level to participate by running, walking, or carrying a weighted backpack (rucking). He also attended a Make a Wish Foundation fundraiser at the Embassy Suites here in South Jordan as well.

Council Member Brad Marlor appreciates the updates from staff and ULCT regarding current legislation, allowing him to participate where he can. He attended an Architectural Review Committee meeting on February 9, there is a new professional type office building going up on Redwood, at about 11000 South on the east side. He also joined other staff and council members at the recent SoJo Race event and enjoyed it. There was a group of ex-pats, primarily ladies who live here in South Jordan, who got together and dressed up in fun outfits for the race; he thinks that's what this is all about, getting together while having fun and getting some exercise.

Council Member Tamara Zander talked about the race she and the others attended. She thanked Program Coordinator Brad Vaske who runs the SoJo Race Series, Mr. Vaske and his staff do such a wonderful job. She talked about rucking, carrying a backpack with weight, which she did for this race and she was able to get the patch for it. She also mentioned that this morning she was at the county pool here in South Jordan, after her aerobics class she was in the locker room and a darling lady, Sandra Griffin, was doing what we would hope everyone would do; following the Golden Rule, do unto others as you would have others do unto you. Ms. Griffin spent about 45 minutes of her personal time scrubbing the female showers that were in very poor condition. There was mild

bacterial growth in the showers, and when Council Member Zander walked into the locker rooms she could smell Clorox and cleaning detergent. She asked Ms. Griffin what she was doing and she had cleaned five of the ten showers by that point. When Council Member Zander was ready to leave, Ms. Griffin had cleaned nine of the ten showers by herself, as a resident, wanting to leave it nicer for the person behind her. She asked to get a picture with Ms. Griffin, who has lived here in South Jordan for about 15-20 years; she goes to the recreation center a few times a week and attends Council Member Zander's water aerobics class. She is a wonderful example of thinking about how we can make the path brighter for someone else, how we can make life better for someone else, and service that doesn't necessarily get noticed but matters.

Council Member Jason McGuire attended the Chinese New Year celebration at Herriman High School. He shared that Ms. Chen, who is the Chinese teacher who put the program together, actually started at Eastlake, then moved to South Jordan Middle, and now she's at Herriman High. This means she has had the opportunity to watch some of her students' progress in the program, and has a strong desire to help the kids pass the AP test. He attended some of the LPC meetings and legislative updates on Saturday mornings. He met with the Arts Council, a lot of good things are in the works including the art show that's coming up with more information on the city website. They are still trying to secure the rights for the play but that appears to be a very common problem this year, trying to get the licensing companies to release the rights. He had the opportunity, with his wife, to meet with Representative Pulsipher concerning an issue they feel will probably end up in the legislature and they wanted the opportunity to bring that before her. He is grateful for her, she is always very welcoming and wanting to help the residents. Unfortunately, due to redistricting, she will no longer be his representative, but at least she will still be representing a part of South Jordan and he's sure Representative Teuscher will do a good job as his new representative.

Mayor Dawn Ramsey spent nine days in Washington, DC, it was an amazing and busy trip with a full schedule. She went there to represent us and represent the municipalities in the state of Utah in her role as President of the League of Cities and Towns and for the Wasatch Front Regional Council. She attended two different conferences with a lot of good information about the new bipartisan infrastructure law; specifically, how to access those funds and what to do to maximize those for the state and cities. At the National League of Cities it was very municipal based, how to help cities access that money. For the National Regional Councils it was more transportation project related, how to access those funds. She had the opportunity to meet with every member of Utah's delegation, to make sure they understand that not only is South Jordan one of the ten fastest growing cities in America, in the fastest growing state, but how much that infrastructure money is needed here and how much we'd like to take advantage of it. Regardless of whether they voted to approve it or not, it has been approved and it is now law; that money is now available and it is going somewhere, we want that money to come here. As a group, they acknowledged the great needs across our state and why it would be a benefit; she sees that money as our children and grandchildren's money in the future, as they are the ones that are going to be paying it back. It is critical that since that money is being given out, we get as much of it as we can to do projects that are going to benefit our children and grandchildren. We really need to think long-term and be wise with that money, make sure it benefits those that are coming after us. She asked specifically for letters of support from our delegates, if there is a project that comes across their desk they have our assurance that it is on the Regional Transportation Plan, prioritized and vetted; our Transportation Plan is data driven, a good plan, and if they see a project plan from us they have committed to send those letters of support. She

feels her trip was busy, but very productive. Today she spoke at a combination West and South Jordan Rotary Club meeting where scholarships for local students were awarded. One of those recipients was a young woman who, when the schools were shut down and moved to online, took on the role of being the teacher for her five nieces and nephews while their parents worked. She spent her day homeschooling them with their online curriculum, then she started hers at night after their parents got home. Mayor Ramsey was able to watch part of the Chinese New Year celebration electronically. She went to the Eastlake Elementary Science Fair and appreciated the invitation to be there, she loves science fairs. There is a lot going on during this busy legislative session right now. She thanked those who have reached out and asked to stay involved because they will need more engagement as a few more of these significant bills, including the housing bill, come up. Director Seager and City Attorney Ryan Loose have done so well and she appreciates that we have a good system here in South Jordan of dividing and conquering; it is working well, allowing us to cover all the bases we need to and it is a big project. Many other executive staff members have been involved, and she thanked them for all their hard work. Lastly, while back in Washington, DC, she had the chance to be there while Congressman Owens did a presentation on the house floor for Black History Month. He gave a fantastic presentation, sharing stories of his own family and upbringing, his own history and background. She had been on the plane with him on the way to Washington, DC and on the way back Sunday she received a text from him with a link to a recording of the presentation. Once a week, the party in the majority gets one hour of floor time to do whatever presentation they would like, and then the party in the minority gets an hour after that.

F. Public Comment

Mayor Ramsey opened up the public comment portion of the meeting.

Frank Montoya (Resident) thanked the mayor, council and staff for all they do. He and his wife are parents to five children and grandparents to 17 grandchildren. Their oldest daughter and three of her children are being subject to abuse, it has been brought up with Division of Child and Family Services (DCFS). Unfortunately, with the children it is sexual abuse. This has also been brought to the police, but both DCFS and the police have shut them down. It is very frustrating as a father and grandfather to see their family members subjected to this. The father, who has been accused of doing this, as it has not been proven yet, is very articulate, conniving and convincing. Unfortunately, he has spent some time with police officers, detectives, and has convinced several people that this is a custody battle; this is not a custody battle. There are residents of South Jordan, specifically children, who are at risk and being abused. This is a child protective issue, it is not a custody battle. He wants everyone to know there have been five to seven cases opened, and each one has been directly from a divulgement from a child to either their mother, grandparents, their uncle, and a therapist. Unfortunately, their testimony is not viable as they are not expert opinions. He has 17 grandkids, he has watched them grow and his oldest is 21; he knows how grandkids act, they do quirky things and say silly things, these three children are being sexually abused. Most recently, the father has gained 50% custody, and because of his abuse Mr. Montoya has pushed to have them transfer the kids here, in front of the police department to the east; normally that has worked out. Now, the older child is going to school, and according to the court paperwork, the exchanges have to be done at the school. This last week, the father decided that he was going to agree to go to the school, but he didn't. He

came here to the police department, made a complaint with Officer Phillips, who then contacted his daughter who was with Mr. Montoya at the school to make the exchange; the officer told her he was going to cite her because she was not allowing the father parent time. Again, there are cases open with DCFS that are still open, they are now bypassing South Jordan. He was told by Detective Williams that in talking to the prosecutor, South Jordan was unwilling to prosecute because his four year old granddaughter could not sit on a stand, point at her father, and say the sexual things that he had done to her and be able to withstand a cross examination. However, they said they would keep a record of it, so that if and when the father did leave physical evidence, or one of the three daughters were able to divulge information to a forensic person or someone of authority, the courts would take their testimony and get the father as a habitual. To him, that says “we’re okay to give these children back to this predator and let him do more, let’s get him caught so then we can prosecute him.” There is something very flawed with that, and as a grandfather he wants to stand there and scream obscenities and pound on the table, and obviously he doesn’t want to do that. Everyone here has children and grandchildren, where would you be in this situation. He has talked with Chief Carr who has asked Lieutenant Hansen to talk with Mr. Montoya. This last Friday, Officer Phillips was very rude and brash and ignorant with his daughter while she had him on speakerphone. They tried and tried to explain that they had agreed, and that she was following court paperwork, yet he still told her he doesn’t believe her and was going to call DCFS; he said if there wasn’t a case in the works right now he was going to cite her. He called DCFS, they have refused to file a case with South Jordan City because of the fact that every time they’ve done so, they want a forensic person to be able to interview or get that testimony out of a four year old girl who has been taught don’t talk to strangers, don’t deal with strangers. Now they’ve had to try and reprogram her to tell her it’s okay to talk to policemen. They can’t coach her to say things, but she has divulged to him information, and she has also divulged information to her therapist, and DCFS has now decided to bypass South Jordan because of that. That has to be wrong, what are we doing in South Jordan to protect our children, protect our citizens; something needs to be done and changed. Fortunately or unfortunately, the council will be seeing a lot of him and his wife, they will see the Montoya’s trying to push for change and he would love to get feedback on what they can do differently, who they need to contact, what they need to do to change laws or procedures to protect our grandchildren and citizens.

Mayor Ramsey thanked him for his comments, she requested that our City Attorney Ryan Loose speak with him after the meeting tonight.

Rowena Montoya (Resident) explained a little bit about her daughter. She was in her late 20s and abused by this man for over a year and a half, physically, mentally, verbally, any way you can think of; she has done things she would have never done, and there are pictures of things she would have never done. This man is something they didn’t teach their children to deal with out in the world, so for a three and four year old to continue to go back to this man and told all these stories about what is going to happen to them if they tell the truth, we have to do it because that’s the law. It is crushing them, killing them, they are behaving differently. These children came to the Montoya’s when they were really small. Their daughter finally, after six months of therapy, decided not to go back because she realized she was being abused by this man. Now she is in her

late 20s, there is no way a three and four year old can withstand it. She begs everyone to support the children, they are our future.

Shari Harris (Resident) thanked everyone for their reports today, she found that particularly delightful and very creative. It is amazing how when you participate in government and what's going on, how much more enjoyable it is and how much more engaging it is. She also appreciates the grace and dignity by which the council offers help to people who come forward to participate in government, especially as we protect our children. One thing that we all share in common, is the ability to learn for ourselves; that is something we can do individually and also collectively. She is encouraging that we all take a moment right now to put forth the effort to recognize two paths that have happened in our nation over the right we have to vote. We can learn from our own experience that the process of freedom and voting, and the power by which our government gets the power from the people is causing a lot of division. Because freedom, the power and the government is an ongoing process, a continuing process, that process could continue to get worse or we could take action in a way that would encourage community and peace. She doesn't know if everyone is familiar with ranked choice voting, but ranked choice voting is something that can be done in multiple ways. For example, one way is an open primary and then a secondary vote that has a range of four. A fringe benefit of that is that it allows a development of a person, just like the office of vice presidency is a functional but also developmental office, it helps develop a person for the future who will be a unifying force. Division is fine and it can be useful in learning, but polarization is not and ranked choice voting allows the development of a person who was kind of in the middle and helps unify and brings peace.

Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Item

G.1. 2022 Community Survey and Final Report. (By Y2 Analytics, Kyrene Gibb)

Kyrene Gibb reviewed her prepared presentation (Attachment A).

Mayor Ramsey noted that the one in four who declined to answer haven't lived here long enough to feel like they can answer specific questions.

Ms. Gibb continued with her presentation (Attachment A).

Mayor Ramsey pointed out that the last time Ms. Gibb was here, she said if they took out everyone who said they hadn't lived here long enough to answer the questions the approval rating went up to 92%. According to the numbers this time, Mayor Ramsey said she believes if we took those who didn't answer out, the approval rating this year would jump to 93%.

Ms. Gibb agreed and said that if they took those who declined to answer out, we would have an approval rating of nine out of ten. She continued with her presentation (Attachment A).

Mayor Ramsey said, while discussing improvements needed, that this survey gives them great information; it's telling her that we need to improve in communicating the policies we have in place to efficiently use our city resources. We also need to find ways to improve communicating that South Jordan is actually known across the state as probably the best city at planning for long-term growth. We know what we are doing, others in this industry know what we are doing, but we need to find ways to help our residents understand that better.

Ms. Gibb continued with her presentation (Attachment A). She mentioned that this year, water pops up as a much more substantial issue when we think about the next three to five years, rather than something residents are thinking about right now. Given the drought conditions this past year, she is surprised not to see that be more prominent in current concerns, but it is certainly something that's on residents' minds looking towards the future.

Mayor Ramsey said this tells us we need to make sure and maximize our media opportunities when we kick off our Pure SoJo project.

Ms. Gibb continued with her presentation (Attachment A).

Council Member Harris brought up the water conservation issue, this summer we had one-third less water usage. While we did put some of that information out there, we may need to double down in getting additional information out; especially during the summertime, as that's when it's going to be on people's minds the most.

Mayor Ramsey said that South Jordan saved the most money of any of the users in the Jordan Valley Water Conservancy District; so much so that it put us in violation of our agreement to the Jordan Valley Water Conservancy District because we took so much less water than we committed to.

Council Member Marlor said he believes this is reflective of the concern that we, and all the residents, are sharing right now; that we are in a drought and wondering if we will have drinking water or green lawns in the future.

Mayor Ramsey believes secondary water played a bit into that number as well. People had a lot of questions about secondary water, but it is working really well.

Ms. Gibb continued with her presentation (Attachment A).

Council Member Harris noted that, in regards to parks maintenance this past year, because of the drought the city had to make choices about how to responsibly maintain their parks while conserving water. This wasn't neglect, it was a choice after the governor came out and asked

everyone to start conserving water; we listened to our governor and made choices to get behind him.

Mayor Ramsey said we chose to save our trees over the grass, as the trees would cost a lot more to lose over grass; those decisions were deliberate in regards to what we were going to keep watering.

Ms. Gibb continued with her presentation (Attachment A).

Council Member Harris said that obviously people who participated in the survey were people who get emails, so he wondered about the findings that the majority of residents prefer, and are already using, email for communication.

Ms. Gibb said that is all true, and why it's important to note that city newsletters are the second most popular source of information and the second most utilized. She continued with the presentation (Attachment A).

Mayor Ramsey said our city newsletter is sent as an "insert in water or other municipal bill." She asked if there is any chance that insert is being considered the same thing as the "city newsletter" category.

Ms. Gibb said it possibly could be, but on the survey it is framed as the "additional insert," which she assumes is why it's so low on the ratings.

Council Member Harris wonders if some are getting the city newsletter confused with things like the South Jordan Journal, which is not a city owned paper.

Ms. Gibb said that's why they don't have the Valley News on the survey, because it's not a channel the city controls. She did include newspaper, because it could include the Valley Journal and other similar publications. She continued with her presentation (Attachment A).

Council Member Marlor asked Ms. Gibb if she was commissioned to only ask questions about 11400 South.

Ms. Gibb said they added the 11400 South questions to this year's survey in the interest of providing quality data and partnership with the UDOT planning group; now the city has representative data to use in the future regarding 11400 South.

Mayor Ramsey thanked Ms. Gibb for her presentation. She hopes their comments didn't sound like they're trying to justify anything, they are just trying to sort out what the causes are and to pinpoint what they can improve on and/or what might be factoring into some of the current issues. She wants to be able to take this data and analyze it to figure out ways we can make improvements in different ways and communicate that to our residents.

H. Action Item

H.1. Resolution R2022-16, Appointing members to the Arts Council. *(By Associate Director of Recreation Janell Payne)*

Associate Director of Recreation Janell Payne gave a quick background on Janice McClellan's history. She has been on the Arts Council for eight years, and been a great resource.

Mayor Ramsey thanked Ms. McClellan for coming tonight and for her service over the last eight years.

Council Member McGuire motioned to approve Resolution R2022-16, Appointing a new member to the Arts Council. Council Member Zander seconded the motion; vote was unanimous in favor.

I. Public Hearing Items

I.1. Ordinance 2022-04, Re-adopting the City's Construction Standards and Specifications. RCV *(By Director of Engineering Brad Klavano)*

Director Klavano reviewed background information from the Staff Report.

Mayor Ramsey opened the public hearing. There were no comments and the hearing was closed.

Council Member Shelton motioned to approve Ordinance 2022-04, Re-adopting the city's construction standards and specifications. Council Member Marlor seconded the motion; Roll Call vote was 5-0, unanimous in favor.

I.2. Ordinance 2022-08, Vacating a portion of Right-of-Way along the North side of Lake Avenue (5215 West to 5340 West) and a portion of Right-of-Way along the West side of Lake Run Road (10965 South to 11120 South). RCV *(By Director of Planning Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Staff Report.

Mayor Ramsey pointed out that this vacation is for very narrow pieces of land that are right now South Jordan City's, but those small pieces of land are needed to go along with the development; they are not currently part of our roads.

Council Member Zander asked if this was going to decrease the width of the road.

Director Schaefermeyer said no, the road will stay the same width on both streets. There is a wider sidewalk through that area, but the owners dedicated more than was needed for the roads.

Mayor Ramsey opened the public hearing. There were no comments and the hearing was closed.

Council Member Zander asked, now that Daybreak is under the direction of Larry H. Miller, who the counterpart is at Larry H. Miller that would come to these kinds of discussions.

Director Schaefermeyer said that would be John Warnick. He was planning on attending but had something come up, so they spoke beforehand to make sure Director Schaefermeyer understood their side of the request.

Council Member Zander motioned to approve Ordinance 2022-08, Vacating a portion of right-of-way along Lake Avenue and Lake Run Road. Council Member McGuire seconded the motion; Roll Call vote was 5-0, unanimous in favor.

I.3. Ordinance 2022-09, Vacating a portion of Right-of-Way along the North and South sides of Docksider Drive, East of Bingham Rim Road (11320 South 6850 West). RCV (*By Director of Planning Steven Schaefermeyer*)

Director Schaefermeyer reviewed background information from the Staff Report.

Mayor Ramsey opened the public hearing, there were no comments and the hearing was closed.

Council Member McGuire motioned to approve Ordinance 2022-09, Vacating a portion of right-of-way along Docksider Drive. Council Member Zander seconded the motion, Roll Call vote was 5-0, unanimous in favor.

J. Staff Reports and Calendaring Items

City Manager Gary Whatcott asked the council to think about suggestions for a parade Grand Marshall and email those to him before the next council meeting. He also reminded everyone about the Special Budget Meeting next Wednesday, February 23 from 5:00-7:00 p.m.

City Attorney Ryan Loose said Representative Teuscher has been texting him frequently about several bills, getting input and thoughts, and letting Attorney Loose know if something might impact the city. Senator Fillmore has also reached out a few times. He also mentioned that Representative Pulsipher has done a good job keeping in contact with us this

session.

Mayor Ramsey noted that she serves on the advisory board for the Major Brent Taylor Foundation, and at a meeting about a month ago they mentioned having the huge flag they fly over Ogden canyon; they would love to come and have the first parade their foundation participates in, outside of the Weber Basin area, be the South Jordan parade. They would love to come and bring a bunch of volunteers with the giant flag. Jenny Taylor asked Mayor Ramsey if she could help her find a corporate donor for around \$500 for T-shirts to wear. Also, she and some of our city staff will be going to North Ogden to meet with Ms. Taylor and see their Gold Star Families Monument, to help us in preparing to work towards getting one for our city.

Director of Government Affairs Melinda Seager said League staff has asked her to get everyone's input regarding the St. George mid-year conference. They will be showcasing South Jordan this year, they want to know if we would like to have a South Jordan booth. If so, she will coordinate what we would like to have featured at that booth, and whether or not we would like it in the vendors' area or near the registration desk. Either way, the event coordinator really wants to be able to showcase South Jordan.

Mayor Ramsey said there has never been a city with a showcasing booth before.

Director Seager said there will be a showcasing video that will feature South Jordan as well. She asked them to share any input with her regarding the booth.

Mayor Ramsey said they also suggested a President's Activity, an activity to for attendees to spend "Dawn with Dawn." This has never been done before, but she was told that this would give people access and a chance to visit with her and possibly ask questions. Her suggestion was a walk in the morning, but they are working on that. If we are going to do a city booth, it should probably be in the foyer next to the registration area. She reached out to the First Lady about being the keynote speaker at their Women in Local Government Lunch, but she has another commitment in Northern Utah at 4:00 p.m. that day and they can't work out the logistics. The governor is coming to speak the following day. She reached out today to see if they could get Gail Miller, however she has two other things on her calendar that day as well; they are going to do everything they can to see if there is any chance she could make it to St. George to speak. If Ms. Miller can't, they will find someone else.

Director Seager sent an email with the clip of Senator Fillmore presenting his amendment on the floor for Senator Harper's HB140, the housing and transit reinvestment zone bill, so the council and mayor can watch that. In the clip, he speaks very favorably for South Jordan.

Council Member McGuire motioned to adjourn the City Council meeting. Council Member Zander seconded the motion; vote was unanimous in favor.

ADJOURNMENT

The February 15, 2022 City Council meeting adjourned at 8:34 p.m.

UNAPPROVED

CITY OF SOUTH JORDAN
CITY COUNCIL SPECIAL BUDGET MEETING #2
COUNCIL WORK ROOM
FEBRUARY 23, 2022

Present: Mayor Dawn Ramsey, Council Member Don Shelton, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Patrick Harris, Council Member Tamara Zander, City Manager Gary Whatcott, Assistant City Manager Dustin Lewis, Police Chief Jeff Carr, HR Director Theresa Cook, Assistant Controller Nick Greer, Director of Commerce Brian Preece, CFO Sunil Naidu, Director of Engineering Brad Klavano, Director of Public Works Jason Rasmussen, City Attorney Ryan Loose, Administrative Services Director Spencer Kyle, Planning Director Steven Schaefermeyer, Strategic Services Director Don Tingey, IT Director Jon Day, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun

Others: jbrooks, Sam Bishop, Jamie

5:00 P.M.

A. Welcome, Roll Call, and Introduction – By Mayor Dawn Ramsey

Mayor Ramsey welcomed everyone present to the meeting.

B. Invocation – By Council Member Brad Marlor

Council Member Marlor offered the invocation.

C. Discussion Items

C.1. Fiscal Year 2022-23 Budget

Strategic Services Director Don Tingey referred to Attachment A, our current Capital Improvement Projects (CIP) project list. When the Capital Improvement Program was started, they went through the five year plan and had their technical advisory CIP group add projects and prioritize them. CFO Sunil Naidu shared the amount for the budget, so they have re-prioritized those projects. Attachment A is the most current, re-prioritized version of the list. He continued to review Attachment A and addressed the City Council CIP project parking list. He appreciated Council Member McGuire's email earlier today, asking about the Southwest Regional Performing Arts Center. That is still on the list because it was there previously, but they do not have a financial obligation to that project.

Council Member Tamara Zander asked if they were approving these tonight, or if this list is just to show everyone what is on the parking lot list.

Director Tingey said they are not approving anything tonight, and the projects are not listed in any specific order. He moved on to the list of projects in Attachment A and talked about the Class C road funds and projects. Those projects are mostly pavement preservation, with some lane repair maintenance and streetlight replacement program projects; that streetlight replacement program has been on the list for a few years.

Director of Engineering Brad Klavano said they have \$800,000 in that fund for mill and overlay, some for chip seals and micro surfacing. They have discussed internally, and with City Manager Whatcott, that they will not do those projects this year and will roll that money over to next summer; they do not want to overlay roads before Google Fiber comes through to cut them up. They will wait until the summer of 2023, when Google Fiber installation is complete, to do a very large paving project.

Council Member Brad Marlor asked how much we really think Google will get done in that one year timeframe.

Director Klavano said he believes that, outside of Daybreak, they should be pretty much done within that year; they will go as fast as we will let them go.

Director Tingey said they will have multiple crews working in the city for installation. He hasn't seen their construction plan, Google Fiber said they might have that for us by mid-March.

Director Klavano said they do have to start pretty quickly on 9800 South, at one of the canals, because they want Google out of there by April 1.

Council Member Zander asked to be notified when the Google Fiber install starts so she can keep her constituents updated.

Manager Whatcott said they will pass on the information once the city gets the plan so the council can talk to constituents if they call.

Director Klavano said Google Fiber has already submitted for five permits, they are supposed to start April 15.

Director Tingey moved on in Attachment A to the Transportation Sales Tax Fund, they have been working on those projects over the past couple of years.

Director Klavano addressed the Harvest Pointe storm drain, the waterway near Nielsen's Frozen Custard. The city paid a betterment to UDOT to run the storm drain up there; now that we have the storm drain we can remove the waterway. That waterway will be taken out and the road repaved.

Director Tingey said the Harvest Pointe storm drain costs are shared with the Storm Drain Project Fund.

Director Klavano said they are also going to mill and overlay the intersection because the storm drain was run across and they don't want to leave the trench the way it is.

Director Tingey mentioned the Welby Trail extension, once the Harvest Pointe part of the project is done, they will have the entire Welby Trail connection from the north city limit to the south city limit.

Director Klavano said they have been working with West Jordan to take it to the north and connect it to Bingham Creek. In addition, Riverton has contacted him to let him know they are working on getting funds to do the same thing to the south.

Director Tingey said Riverton will take theirs all the way potentially in to Bluffdale. He moved on in Attachment A to talk about the Culinary Water Fund, a lot of these projects are the same ones everyone has seen in the past.

Mayor Ramsey said they are working very hard at the legislature to get the full requested appropriation to help cover around 70% of the costs for secondary water metering.

Assistant City Manager Dustin Lewis said we have installed meters on all of the pressurized secondary water connections. We do not have meters on the non-pressurized connections, they do not really have a meter that functions well for those yet.

Mayor Ramsey said there are many cities concerned about getting everything they need to comply with that new requirement, she is hopeful that we will be eligible for everything being offered. We really have led out on this, we are not one of the cities scrambling to get caught up.

Director of Public Works Jason Rasmussen said the majority of our connections, about 3400, are non-pressurized so this wouldn't apply.

The council and staff had a general discussion about meters being required for non-pressurized versus pressurized meters.

Director Tingey moved on in Attachment A to the Mulligan's Fund, projects from the Mulligan's Master Plan.

Council Member McGuire asked where they are relocating the batting cages.

Administrative Services Director Spencer Kyle said they have done a preliminary site plan, and they believe they know where they can move it but they need to spec out the actual batting cages first. This came off of a master plan from a few years ago, but with the new Mulligan's business manager they will probably re-evaluate and re-prioritize the projects based on what he has seen. Right now, the preliminary plan would be to move them further to the east, closer to the shop.

Council Member Zander said that would make the front look much nicer and cleaner, then asked what would go in their place.

Director Kyle said that's something they're working out right now, when they have more concrete plans they will bring those to the council.

Director Tingey moved on to Park Impact Fee projects in Attachment A, he said it is time to update the park impact fee and that would require updating the master plan and then doing an updated IFFP and IFFA as those are the top two projects. In light of the discussion with trails, they have established a Southwest Trail Committee with all the local jurisdictions, as well as Salt Lake County, and they meet monthly. They want to look at doing a Trails Master Plan that would integrate all our trails, including those on the canals. The McKee Farms project listed is a scheduled obligation. Council Member McGuire had asked about the mountain bike park project previously, Director Tingey said that will be just below South Point Court, where there is a trail connection out of that neighborhood on the west side of Bangerter.

Council Member Zander asked if this mountain bike track is still needed with Bingham Regional Park coming on and the Daybreak bike track.

Director Tingey said this was proposed before those projects had been designed and developed. The mountain bike teams in the area had been asking for skill courses, and it was identified in

some of the discussions with the high schools that they would like to see them right off a trail and in a currently undeveloped area.

Council Member McGuire said he spoke with Manager Whatcott about this, one of the benefits for this specific mountain bike track is that it makes use of the retention/detention basin; we can't really put anything there, but we can activate the space with an amenity.

Director Tingey said this track is just off a current trail, so it can be accessed from the current bike trails.

ACM Lewis said this is a fast growing sport in the high schools.

Director Tingey said the intention was that it can be accessed from any trail, as the Oquirrh Trail connects to all the Daybreak Trails, and it would be the east side connection to the Daybreak "spoke."

Council Member McGuire said they can't really account for the Daybreak amenities because they are privately run by the HOA.

Council Member Marlor asked if there is any chance for any of these parks, including the mountain bike track, to qualify for some federal money.

Director Tingey said the Outdoor Recreation Grant would be available, in fact we got a grant from them to do the one in Bingham Creek Park.

Council Member Marlor was hoping we could defer some of those expenses and use that money somewhere else if possible.

Council Member Zander said if we are going to do a citywide trails master plan and this mountain bike park, one of the big successes is not just installation, but communication. We have to get the message out, make sure residents know these things are there, especially if we connect regionally; she wants everyone to know what we've done and get them accessing these amenities.

Mayor Ramsey asked if the citywide trails master plan or the mountain bike park development are projects that could potentially receive grants from the Active Transportation Funds through WFRC.

Director Tingey said the Trail Master Plan and any regional trail development would qualify for those funds.

Mayor Ramsey said there will be a significant investment from the legislature in active transportation planning and funding; they just proposed \$46 million to Representative Schultz for this. They also know that, through the infrastructure law, money that comes to the state will be available too.

Director Klavano said we have been getting grants for the Welby Trail.

Director Tingey said this new trail committee has been talking about how on the east side, they have projects like the Seven River Greenway Project. On the west side we don't have a similar type of amenity, and they have been talking about what makes the west side unique is all the trails. All the trails have maintenance roads, and everybody likes the Murdock Trail in Utah County. He thinks if we can do a Murdock-type trail on every canal on the west side, people could ride their bikes on the canal trails rather than the main roads.

Mayor Ramsey said she met with President Adams about this active transportation funding, and he is super supportive of it. She believes we will see a significant amount of money, and WFRC is going to have access to a lot more money to give grants for active transportation.

Director Tingey said we saw in the UDOT portion of the community survey, when discussing multi-modal transportation, active trails were on there as something residents enjoyed and wanted more of.

Mayor Ramsey said that since the pandemic, use of those trails has skyrocketed. It's a good thing if we can continue to invest in those to meet the needs of residents and keep cars off the road.

Council Member Zander said no one wants to load up their bike rack and drive four hours to go biking when you can take off from your driveway. She loves that we are leading out on this, and that Riverton and West Jordan are on board to start connectivity as well.

ACM Lewis said Manager Whatcott is a big proponent of getting on the TRAX at the University of Utah, driving to TRAX with your bike out here, and then get on the trail and go.

Mayor Ramsey said there is still another week and a half of the session, but they received firm commitments going in as leadership for WFRC for significant amounts of money in regards to active transportation.

ACM Lewis was able to pull up the bill regarding secondary water, on lines 71 and 72 it says "by no later than January 1, 2030 a secondary water supplier shall install and maintain a meter of the use of pressurized secondary water by each receiving secondary water services." This has not been finalized, but it looks like it's just for pressurized connections; if that's the case, we are already there. Director Rasmussen and his staff have been looking at this for a number of years, and there were only 447 pressurized connections that had meters installed.

Council Member Marlors just doesn't want to see a disincentive to using secondary water. The secondary water should be used wherever it can, so he is concerned about metering non-pressurized connections and he's sure in a few years we will see it come about.

Mayor Ramsey said she agrees, we will probably see that, unless the technology just doesn't exist. This bill is going to pass, so the fact that the meters have already been installed in a city of our size is very significant.

Director Rasmussen said the Federal Government paid for half of the costs for the pressurized meters that were installed.

Mayor Ramsey said many communities are still struggling to get those lines metered because they don't have the money, even though the federal government is offering to cover up to 70%.

Council Member Zander asked what the penalties are if cities don't get this done.

ACM Lewis said there are penalties for noncompliance, it is ten dollars for each connection, then twenty dollars for the next connection, etc.; it gets really expensive if you choose not to comply.

Director Tingey moved on in Attachment A to the Storm Drain Fund, most projects there are maintenance based; there were no questions about that section. On to the Fleet Fund, it is part of the \$3.3 million General Fund. There is about \$3 million dollars' worth of total fleet, of which about \$2 million is General Fleet with 31 vehicles and equipment.

Council Member Harris asked about vehicles on the sanitation fleet.

Director Rasmussen said the big ones are two hook trucks that run dumpsters, then there are a couple of trucks that cover our recycling and garbage cans, replacing them when needed and delivering to new residents. In addition, they have a pickup truck for the lead supervisor. The bigger ticket items are the two hook trucks at \$250,000 each.

Director Tingey said the Fleet Committee has a pretty extensive process to review fleet replacement. Fleet Manager Tom Volt does an incredible job evaluating all the vehicles, working with the user with the ones coming up on replacement, and if they are even actually ready for replacement. He looks forward and backwards to make sure we are replacing the right vehicles at the right time with the right mileage and usage by looking at the maintenance logs and working closely with the departments.

Council Member Shelton asked if any of the 31 new vehicles we are getting are electric.

Director Tingey said there are two or three that have been identified as electric or hybrid, they are mainly the administrative types of vehicles; none of them are trucks or heavy vehicles.

Director Rasmussen said we took delivery of two hybrid vehicles this fiscal year, specifically Ford Escapes.

Director Tingey said they are still looking at the hybrid trucks to see how they do, allowing Rio Tinto to evaluate and test those out before we invest in any. The remainder of the fleet is our public safety fleet leasing program, a continuation of our regular replacement program which also accounts for any new employees coming in. He addressed the Information Technology and Citywide IT Projects fund, and the rest of the General Capital Fund projects are listed in Attachment A. Those General Capital Fund Projects were where a lot of time was spent prioritizing.

Manager Whatcott said we will be challenged with IT in the near future and making sure we are secure. They are seeing hacking attempts every day, and they are working on a plan right now that will probably be implemented in the next budget year. They will need to figure out some long term strategies to keep our systems secure. Thankfully, we do not keep any credit card data, but we do have all of our personnel information like banking account numbers, social security numbers, etc.

Council Member Zander asked if the state offers any help with that, as every city is going to struggle in this area and the little cities won't be able to keep up.

Manager Whatcott said that Clearfield just got badly hacked, along with other cities recently.

Council Member Zander said she doesn't want overarching infiltration into our lives as far as cities being infiltrated by the state, but that seems like an area that would warrant some umbrella type of help; how are the little cities supposed to afford to handle these situations.

Manager Whatcott said this is something that should be discussed in a larger context, all governments in Utah should participate together. Every city has their own system, but they could all share in some kind of way to collect money and help fund something to help every city stay secure. This security is in the public's best interest as well, not just the city, because it costs huge amounts of money when someone gets hacked. Our IT Director Jon Day has done a great job putting it together, but it is going to be a lot more costly in the future.

Director Tingey said that with the Capital Fund Projects, there were a couple that were addressed in Council Member McGuire's previous inquiry, including the Bingham Rim Road sidewalk. He asked Council Member McGuire if his questions had been answered; that sidewalk has been

installed and is done. The city had significant savings with having the park do it, rather than us going in and doing it.

Director Klavano said that sidewalk was our commitment from probably ten years ago, they gave us the public right-of-way and they said we would pay for the sidewalk.

Council Member Harris asked about the Christmas tree on the list, is our old one now non-functional.

ACM Lewis said it's all rusted out, coming apart and is no longer safe; it had to be trashed.

Manager Whatcott said they are expensive, but we got a lot of use out of the last one.

Director Tingey said he bought the current tree and paid about \$25,000 for it, it was used on the ice sheet for the first few years so it's more than five years old. The new tree is different and more technologically advanced, pre-decorated and saves a ton of time with set up.

ACM Lewis said we will save money in set up costs, and the ornaments can't be stolen off of it.

Council Member Zander asked about community center roof replacement on the list.

Director Tingey said there are buckets in the senior center, they are getting a new hole every time it rains. There was a new roof installed about 12 years ago, it is currently a metal roof with a polyurethane cover on it.

Manager Whatcott said the roof has some really odd angles on it where the water runs down to specific spots, which causes issues too.

Mayor Ramsey said she noticed on the list that District 2 will be getting a new playground structure.

Director Tingey said that playground has needed a replacement for a long time.

Manager Whatcott said playgrounds are getting more and more expensive. They now build them, and then only keep parts for about seven years after the model is made; after that time they run out of parts so you can't fix them and you have to replace them.

ACM Lewis noted that some of that is to keep up with safety standards because they change the safety standards of how they're built and designed, they make them obsolete so you have to upgrade for safety.

Director Tingey noted that the City Owned Facility Parking Lot Maintenance Funds were bumped up significantly this year so they can overlay the cemetery roads, they are in desperate need.

ACM Lewis began his discussion on risk and risk management. South Jordan has been a part of an insurance pool since about 1986, when that was one of the only ways for cities to find insurance for themselves. We have enjoyed a lot of good benefits as a result of being a part of that insurance pool, it has helped develop a strong risk management culture here in the city; in the last couple of years we have been analyzing that. Originally, when we joined the pool there were about 46 cities that made it up which helped balance those risks and it was a good thing since we were one of the smaller cities. Over the years, cities have come and gone in this pool, there are currently about 16 cities left and we are one of the bigger cities there. We have started to analyze where we are at with our risk management programs, and what might be in our best interest. In doing that, we have started to look at what a partially self-insured coverage program would do for

us. Right now we pay about \$400,000 to get that coverage in the pool; if we were to move to a partially self-insured coverage program, we think those costs could go down to about \$300,000, resulting in about \$100,000 in savings. Those are conservative numbers, and he has had some outside people take a look at our risk history, claims losses, etc. The first time they ran those numbers they were so good they thought they had made mistakes, going back and running them again. They said we are a very good candidate for this type of program because we manage risks really well, with a really aggressive risk management culture; our attitude towards risk management is strong. This would also give us the advantage of having total control over how we handle claims, allowing our office and the city attorney to work with whatever law firms they feel are best to manage each situation. He thinks we are at a point in terms of size, culture and budget to do a partially self-insured program at this time. In our current pool, we have to announce our intention to leave the pool a year in advance. In looking ahead to the 2023-24 budget year, we would need to start putting things in place now, including an announcement to leave the current risk pool and going through a process to figure out brokers, how to manage the program, etc. We would need that year to get things ready, so he is bringing this here to see if everyone wants to continue down that path to take better control of our own destiny, or if everyone wants to stay where we are knowing what the costs are. Over the long term, after looking at some cities that left the pool, they are all ahead of the game now and back in the black with the money they are saving; that money is then used for CIP projects and things like that. We would have to set aside some money internally at the onset to cover our self-retained losses, but in talking with CFO Naidu they feel we can prepare to have that in the budget for the next cycle so it would be ready to go; we would be well on our way to being more fiscally responsible with taxpayer dollars.

Manager Whatcott added that this isn't trying to run down anyone, but we are also in a pool with West Valley and Ogden, and we share in their claim losses; there are advantages and disadvantages to being in a pool like this. On our own, we set our own pace, we are not relying upon the good work of others to help the pool go down, and our own good work helps us. They invited Council Member Harris into these meetings, as this is his area of expertise in his professional life.

Council Member Harris said, with pools in general, when you look at the 16 cities in the pool the one that benefits the most from being there is the worst one; that means the one that benefits the least from the pool is the best one in there. That led to him asking where we rank in the pool, as that gives him a lot of information to determine the best course of action. If you are the best, or one of the best in the pool, you are distributing your dollars among the others to pay for their claims. He also looked at our results, were they anomalous and just a fluke, or have we invested in the safety things where we can depend on those and know we are doing the right things to achieve certain results. In his opinion, we have made a lot of investments into making this a safer organization. A lot of times, the companies that make those significant investments want to reap the benefits of it; one of the ways to do that is to get into a loss sensitive program where you share in the profit-loss structure. There is a downside to this if we do really bad, but if we are doing really well, in the long run over time it should do well for us; there is additional risk in doing things this way, but it depends on how confident we are that we are doing the right things here. If we are doing well, we share in the profits instead of redistributing the profits among others who aren't doing so well.

Mayor Ramsey said knowing that we have Risk Emergency/Safety Manager Aaron Sainsbury on board and other amazing staff makes her very confident to say that she would assume we would continue to move in a positive trajectory that would end up benefitting the city financially. She doesn't see us changing policy or personnel in a way that opens us up to an exorbitant amount of risk that we haven't had before.

Council Member Harris said that, based on his assessment, the city has done a lot of great things. The larger the organization gets, the more credible you get; this wouldn't have made sense for us to do 20 years ago, but as we get bigger the losses become a little more foreseeable and credible. It is obvious that we are spending a lot of money to make these investments in risk management, so it makes sense that we start taking some of that risk on; in future years we should be the recipients of lower premiums. There will be the occasional year where something happens and we pay a higher premium, that's the reality with fire and police in there, but over the long term we will end up saving more.

ACM Lewis said that looking at the current structure, we pay all of our own losses on claims, with the exception of our capped loss, which is our largest loss and that's what gets shared with the pool. We are in essence already paying for our claims, it's just that we do it as an interest free loan from the pool; it would basically switch to be a higher deductible. They have looked at what different amounts would look like, they feel the reasonable point for us to start would be \$250,000 for our SIR, that's where our reinsurance would kick in. As our program grows, as we raise our level of sophistication, that might go to \$500,000. He has looked at what other cities have done when choosing the \$500,000 or \$1 million plans, and he thinks that for us right now the \$250,000 makes a lot of sense, maybe we go to \$500,000 in the future. Regarding providers, we would shop for our reinsurer, using a broker who would help us find the right reinsurer for our different lines of coverage.

Council Member Zander likes the idea that people would be competing to be our provider and putting us in a good position.

ACM Lewis said if we go that direction, in the next few months we would look to find a broker to work with. Part of what that broker will do is shop our portfolio with the reinsurers to make sure we get the right people giving us the coverages that we need. For cybersecurity it might be with one reinsurer, but our property might be with another; they will help us find the right match for us. Different reinsurers are going to look at our organization and decide they like us and agree to write us a policy.

Council Member Harris thinks we should have two different brokers looking at this, our existing broker and another one.

ACM Lewis said he also has a third one he'd like to work with, in addition to the two already known. They will structure it so it's a competitive process with an RFP.

Manager Whatcott said he feels good about how things are going here, and with how our staff and leaders handle and address risk management. Unlike many cities with crumbling infrastructure, we have chosen to stay on top of maintenance. A few years ago, a sidewalk claim was around \$1000-\$2000; now those claims are \$10,000+ because the laws have changed. It used to be, as a resident, you had a duty to walk down the sidewalk and watch where you're walking, which is no longer the case. It is now the city's responsibility to make sure you have a clear path with no obstructions to trip and fall on, so this year we have added a team to do more sidewalk repairs. He believes this is the right move to make, and in the long term it will put us in a better place and save more money.

Council Member Harris said it's good to know what our risk tolerance is, but at the same time to get the best deal you have to do the calculations to identify the sweet spot; you can actually figure out what retention will benefit you the most based on those calculations.

ACM Lewis said they can look into this more, but the initial research showed that the \$250,000 was probably the right point for us at this time. If we are really going to dive into this though, they can go deeper and look more at where each retention amount puts the city.

Council Member Zander thanked everyone for the good culture that has been established. She agrees that we have amazing talent here, and the attitude and culture here can't have a price put on it. She thinks it's great they brought Council Member Harris in on the conversation because of his experience and expertise, and agrees with what has been discussed.

Council Member Marlor asked Council Member Harris if he approves of looking into moving away from the insurance pool.

Council Member Harris said yes, he thinks we should look into these other options.

Council Member Zander said that when staff feel like there is a reward, they are even more careful. She suggested possibly discussing benchmarks, with rewards for the entire staff when those are met.

ACM Lewis said he bought the entire Public Works Department lunch previously because they made it an entire year with no incidents; it was cheaper to buy them lunch for a day than paying for a claim. They have worked with, and are continuing to work with the department heads to find the right balance for those benchmarks and rewards.

Council Member Harris said the final decision does not need to be made right now, but we could let the co-op know we might be leaving and stay on while we get proposals and compare options.

ACM Lewis said he just needed the go ahead from the council before moving any further, as the next step is to put the co-op on notice which opens up the door to the RFP and to start looking seriously at the options; nothing would take effect until July 2024.

Manager Whatcott moved on to discussing the chamber. The costs annually for the South Valley Chamber are \$15,000 for the first year, and then \$50,000 after that.

Council Member Zander said she believes they gave Riverton a discount, so we might be able to work something out.

Manager Whatcott said that cost might be negotiable, we can talk to them and see. Also, the mayor had suggested that we stay in both chambers for the first year to see if there is a transition that can take place where the South Jordan and South Valley Chambers can merge.

Mayor Ramsey agreed and suggested we remain a member of the South Jordan Chamber this year, but not pay the full amount we have in the past.

Director Preece said we normally pay \$10,000 for our membership, and then we negotiate every year for services; that additional amount has been anywhere between \$12,000 and \$15,000 in the past on top of the annual membership fee.

Council Member Harris asked if there are additional services offered by South Valley Chamber that we do not get currently with the South Jordan Chamber.

Manager Whatcott said there are to the members, but he's not sure what we would get other than being part of a larger group; the businesses located in South Jordan would probably get a larger menu of services to take advantage of. The South Jordan Chamber is an independent group, we have participated and helped organically grow that chamber. South Jordan Chamber CEO Brian

Synan has spent a lot of time working with the chamber here, but we can also see the chamber hasn't made a ton of progress over the years.

Director Preece said they have talked as a city about encouraging them to become a business alliance, rather than a chamber, where it would be run like a rotary club; this wouldn't require staff or a physical location, and could be a subset of the Salt Lake Chamber. They could even possibly negotiate a business alliance as a subset of the South Valley Chamber.

Manager Whatcott suggested we prepare the budget, and the mayor can negotiate with Jay Francis about our long-term commitments and what we get from that. He just needs to know where we are headed, if we are going to stay with what we currently have.

Mayor Ramsey said it comes down to what we expect from the chamber. Right now, the South Jordan Chamber does a great job with ribbon cuttings for businesses that sign up, along with events like the Red, Green and Blue lunch to honor our police, fire and public works. They also do an event to recognize one teacher from every school in South Jordan, along with a service night in the community space at Station 64 one night a month. In the past they have done a dinner where members at a certain level are invited, as well as an economic summit day where businesses can come and present. The South Jordan Chamber also gives out a \$1000 scholarship each year. They do lots of great community based programs, and if those community focuses are what we want out of the chamber they are doing a lot of those. There is not very much that has to do with the businesses in South Jordan except a ribbon cutting for new businesses; there really isn't anything else available to the businesses in our city, which is generally what a chamber provides.

Director Preece noted they do have "meet & mingles" where businesses come and get together.

Mayor Ramsey said they have their "Wine and Whine," along with some other networking events.

Director Preece said they also have some education programs available, they were very strong before Covid. The South Jordan Chamber is smaller, and definitely not in the same league as what the South Valley Chamber is doing.

Mayor Ramsey said that their event "wine and whine" is generally the same people from the board who come together, with a few newer people every now and then. The South Valley Chamber has a different approach, they see themselves as a regional chamber, a regional version of the state's Salt Lake Chamber; a business chamber where they are working with businesses and business leaders, entrepreneurs and growing businesses to help provide support. They have just started legislative advocacy this session with a group that meets every Thursday morning with updates on what's happening legislatively, along with following bills happening up at the legislature that will impact business. They also have their 12 week program for businesses that really takes them to the next level and provides them with a great deal of training. The South Valley Chamber has a completely different approach when compared to the South Jordan Chamber; each chamber has a very different approach and we need to decide which approach we want. Do we want our chamber to be more focused on building, strengthening and providing support for the businesses in our city; if so, then the South Valley Chamber is definitely the way to go. If we want our chamber to be more focused on hosting events in the community, and doing ribbon cuttings for new businesses that open and decide to become part of the chamber, then the South Jordan Chamber is doing a great job. We have to decide what we want from the chamber, and if we want one that is going to benefit our businesses then we have one clear direction. She hates the idea of saying it has to be one or the other. Right now there are not warm feelings

among the South Jordan Chamber leaders in regards to merging with the South Valley Chamber; there is an invitation to merge, and there is an offer to Mr. Synan to have a job with the South Valley Chamber if that happens. CEO Brian Synan has not been interested in merging at all at this point. Mayor Ramsey would still love to see the South Jordan Chamber merge with the South Valley Chamber, and explore the options around possibly doing a business alliance without having to eliminate everything the South Jordan Chamber is doing for the community.

Director Preece said they do a lot of education stuff through Salt Lake Community College, rather than trying to do it themselves. The mayor is right, it all depends on what the goals are. Our chamber is never going to really help Merit Medical, or the other big businesses; whereas South Valley Chamber will help those larger businesses. He thinks our chamber does a great job with little businesses.

Mayor Ramsey said Fred Lampropoulos has very strong feelings about this, he would really like to see us put our support behind the South Valley Chamber; in fact, he has become a large enough sponsor and member of the South Valley Chamber that he has a seat on the board. The Miller Group are also part of the South Valley Chamber, but they did buy a membership in the South Jordan Chamber to be good partners and neighbors. Places like Zions Bank and Mountain America are big corporate sponsors of the South Valley Chamber. Zions Bank doesn't even have headquarters in the South Valley Chamber Area, but they have recognized that this is a good thing to be a part of, helping to build and strengthen businesses. The South Valley Chamber does the Titan Awards, which many members of the council attended this last year. The South Valley Chamber came about because the Sandy Chamber wanted to expand. The Sandy Chamber felt they had put together some really good programs, and they had businesses from outside their city who were choosing to become members, so they worked to grow that into a strong regional chamber and become the strongest in the state; they can't fully become the strongest without South Jordan, and they know it. South Valley Chamber has Riverton, Draper and Sandy Cities as members. Herriman is a part of Southwest Valley Chamber, a smaller chamber.

Director Preece said there is also Chamber West which is comprised of West Valley, Taylorsville and West Jordan.

Mayor Ramsey said we need to decide what we want from the chamber we join. The reason she proposed joining South Valley Chamber, but not pulling completely out of the South Jordan Chamber, is so they don't ruin the South Jordan Chamber. There are those who have strong feelings against merging the South Jordan Chamber with the South Valley Chamber, including some of the board members of the South Jordan Chamber. She believes merging the programs would bring the best of both worlds and try to provide the benefits from both chambers to everyone.

Council Member Harris suggested that possibly we support both, but also deliver the message that they need to start working on a merger, as we may not support both in the future.

Mayor Ramsey agreed, that would be the message. There are board members who recognize what the South Valley Chamber brings to their business and they've already joined there, but they are still a part of both chambers as well; that is not intended to be long-term, as they'd like to see a merger as well. Mr. Synan at this point is not open to the merger, but that is a conversation that she believes they need to have again. Rather than choosing one or the other, she would like to be part of both but significantly reduce the amount given to the South Jordan Chamber; she knows of other businesses that have reduced their membership amount from \$2500 to \$600 because they didn't recognize any additional benefit. We could join at a lower amount, and then explore a move for the same reasons, because the city will not be part of both chambers.

Director Preece said chambers are struggling right now with the internet and the younger generation not seeing value in them. He applauds what South Valley Chamber is trying to do, they are working to reinvent themselves and become something different than what chambers have been in the past.

Council Member Harris wonders what our businesses gain in the South Jordan Chamber. One of the biggest differences between the chambers to him is the members of the boards and the leaders in each chamber. Their leadership experience, expertise and investments show which group can really offer the biggest benefit to businesses. As mentioned, a lot of chambers are struggling right now but it seems like the South Valley Chamber is trying to do things differently and they received a lot of support for that.

Director Preece said there are a lot of businesses that choose not to join chambers, or some that join and get involved in more than one. Businesses like Mountain America that have branches all over tend to traditionally join all the chambers, but he thinks many of them are moving away from that.

Council Member Harris asked if it is better to try and save things before there is a merger, encourage the merger before the South Jordan Chamber fails over time.

Council Member Marlors said Mr. Synan has seen what's coming, and he needs to decide if he wants to jump ship for a chamber that will stay afloat. He asked if the South Valley Chamber is really representing all the businesses, or are they leaning so heavily towards larger businesses that the smaller businesses will not get the representation they need; will those smaller businesses get the ribbon cuttings and feel like they are part of an organization where they can grow. He wants to make sure the chamber is for all businesses, they can't just cater to large businesses as that's not all we are about here in South Jordan. When the South Jordan Chamber of Commerce was created, one of the main reasons was because they were getting questions from people moving to the city and wanting to start a franchise, but there was no one to talk to. The chamber of commerce needed to be established so those interested realized there was a business presence in the city. At this point, we have a great business group here in the city and we need to figure out the next stage and purpose for belonging to a chamber. As long as the South Valley Chamber is still willing to do some of the things that are expected by some of the smaller businesses, like the ribbon cuttings and the publicity, then he supports the move.

Director Preece said this is why he thinks a business alliance would be a better idea. The smaller businesses are at risk of not getting attention from a larger organization, and a business alliance might help with some of those events mentioned above.

Manager Whatcott said small companies aren't getting anything in the way of professional development right now with South Jordan Chamber.

Council Member Marlors agrees, that a small chamber can't effectively do what the larger ones can. He was a co-founder of the South Jordan Chamber, but he is more than willing to endorse an evolution that is going to benefit businesses. If this is going to benefit the smaller businesses then he agrees with moving forward in that direction. He would love to see someone from the South Valley Chamber responsible for particular areas, someone to organize and do things like ribbon cuttings. If they aren't doing those, they really ought to be, and they should have someone from each city forming that city's alliance and making sure the little guys are also represented.

Mayor Ramsey doesn't know how the South Valley Chamber's organization is structured, but they have legitimate office space at the Mountain America building; she doesn't believe the South

Jordan Chamber has any office space or additional staff at this time. They have a board member that does accounting for them, and the CEO Brian Synan.

Director Preece said this is the third chamber he has been on, and chambers tend to be “drama factories.” This is because people are passionate, they really want to make a difference, however smaller chambers like ours tend to burn people out fast; members join, are enthusiastic and end up with all the assignments.

Council Member Marlbor said he believes most of the funds currently going to South Jordan Chamber are going to the president, and that’s about it. He has been fairly active, but if we can get him comfortable about transitioning he could possibly head up the business alliance for South Jordan City and continue some of those same benefits.

Manager Whatcott said from a budgeting perspective, they will budget the same amount of money but give less to the South Jordan Chamber, pay the \$15,000 to South Valley Chamber and see if we can negotiate for the next year and work something out on the business alliance with Mr. Synan.

Council Member Marlbor said that might be a deal breaker for Mr. Synan, as there won’t be enough there to pay his salary.

Manager Whatcott said South Valley Chamber is willing to help Mr. Synan , they have a place for him if he wants to merge.

Council Member Zander is a member of the South Jordan Chamber, she has been in business in this city for many years; she didn’t see a value for paying her dues as a business owner. Last year, she figured that she should join because they kept requesting it, so she paid her membership dues to South Jordan Chamber and the benefit she received was the ribbon cutting. There was supposed to be marketing with that ribbon cutting, and it never happened. She doesn’t know how many businesses are simply paying their dues because they feel like they want to support the local group, or how many are actually seeing a benefit. She doesn’t need to sit and do a “wine and whine;” there is probably a small group of 5-10 who do it consistently, but she doesn’t think the city should be supporting that. Those meetings aren’t building business in our city, they are more for comradery. She thinks we need to step back, still be considerate but look at the big picture; this isn’t about one person, it’s about a city, and dozens and dozens of businesses. She doesn’t want this decision made based on hurting someone’s feelings, she wants the decision made based on the right move for the city. What will the future look like if we step back? If we have options, she is in favor of getting services as a business owner; she has been offered the 12 week training program through South Valley Chamber, and she thinks it is incredible to be able to sit down at the table with big businesses and have someone from her organization learn from them. If we could have that opportunity, plus have some of the smaller services like a ribbon cutting or a liaison to the city, she would definitely like to see that. She wants smaller businesses to have a presence in our city as well, Merit Medical and Larry H. Miller are the biggest businesses right now and the smaller businesses need to be seen too.

Director Preece noted Ultradent is a big business presence in our city too. They only joined South Valley Chamber to get the stamp for certificates of origin, they do not participate.

Manager Whatcott said we are leaving small town and moving to a new level, we need to raise our ceiling to a new level as well.

Council Member Zander agreed, and noted that we don’t want to leave small businesses behind. She doesn’t want anyone in our city to feel like they aren’t meaningful as a small business owner.

She loves the idea of having a liaison, someone who looks after the South Jordan part of the South Valley pie. She is not a fan of supporting two organizations for long, one year maximum, and we negotiate the prices down.

Council Member Harris added that part of this is also transitioning the businesses from one chamber to the other.

Council Member Zander reiterated that we can't make the decision based on Mr. Synan alone, as we need to do what's best for the city and small businesses.

Director Preece said the traditional chamber model no longer has any real value to most people.

Council Member Zander said most businesses are looking for help with networking. The biggest lure for her as a small business owner, looking at joining the South Valley Chamber, is the 12 week program of training. Any small business owner can take one of their employees, plug them into a network where they are sitting with other executives and getting MBA style training from some really impressive business owners; that would potentially help our small business owner's step up to a new level. As we are meeting a threshold and raising the ceiling, let's bring all those small business owners with us.

Council Member McGuire agrees with everything said, making a transition happen rather than jumping ship. Looking at the South Valley Chamber's website he could see that Riverton, Draper and Sandy all have board members; he asked if we would have a board member as well.

Mayor Ramsey said yes, South Jordan would get a board member as well; it is usually an elected official or a high level staff member.

Council Member Marlbor said that from his perspective, staying with South Jordan Chamber for a year is like pulling a band-aid off slowly. We need to make a decision and help things along, he doesn't think things will change for the South Jordan Chamber.

Director Preece said we are paid up until July 1.

Mayor Ramsey asked if the council wants to just let the South Jordan Chamber know what we're thinking, give them a chance to work with South Valley Chamber and make the transition. We don't want to see them lose everything they're doing, but there are some strong feelings from the South Jordan Chamber board.

Manager Whatcott said this also gives Mr. Synan time to make changes in his life if he needs to, and the council agreed.

Council Member McGuire said if we are paid up until July, he is fine with just finishing out our term and then discontinuing membership.

Council Member Shelton said he appreciates the points that have been made. He hates to see us give up the community events like recognizing the teachers and the chamber golf tournament, but he also likes the idea of South Valley Chamber having someone dedicated to ribbon cutting and community events in South Jordan. The offerings at South Valley Chamber are more extensive and he thinks we should move on.

Council Member Zander asked if the city chose not to switch, and we stayed with South Jordan Chamber, would that prohibit any businesses from switching to South Valley Chamber.

Director Preece said no, they can join at any time.

Mayor Ramsey said there are quite a few businesses in our city who have reached out and recommended the city look into switching to South Valley Chamber; not just the big businesses, but the smaller ones as well.

Council Member Zander asked why the big businesses care which chamber the city supports.

Mayor Ramsey said those large businesses haven't always been that big, and they feel like making the switch would be better for all the businesses in the city. They feel like they are getting much more from the South Valley Chamber and want the city to get more value from joining a chamber as well.

Council Member Zander asked what benefits the businesses would see from us switching to South Valley Chamber, if anyone knows why it matters to them if we move.

Mayor Ramsey said it's because we're essentially the ones funding the South Jordan Chamber. However, these businesses are also trying to show us that we can get more for our money if we look at this other option.

Council Member Zander said it sounds like it doesn't change their experience with the South Valley Chamber, whether or not our city moves, they are just wanting to show us where our money can be spent better.

Director Preece said there was a larger business, who actually had a board member in the South Valley Chamber that just left to join South Jordan because they didn't feel like they were getting anything out of South Valley Chamber. There will always be people who resonate with their chamber, and those who don't.

Council Member Zander said before we join, we need to make sure we have a person on the board, some attention to the city, and that we don't lose that piece and maybe even enhance those services for small businesses.

Director Preece said if we can get the business alliance set up, that will be great; he has advocated for something like that for years.

Mayor Ramsey agreed with what Council Member Shelton and others have said, she doesn't want to see the community programs that the South Jordan Chamber was doing go away; they are great programs and she'd love to see them continue.

Council Member Zander said that's not our decision, and it's not the biggest issue.

Mayor Ramsey said this is why a merger is so important, it would give a business alliance autonomy to continue those activities but have it done under a bigger umbrella or group.

CFO Sunil Naidu moved on to discuss our savings; at the end of the last budget session, the council mentioned rainy day funds. He asked the council to let him know what they're thinking and to discuss what can be done.

Council Member Zander asked for the balance currently in the Rainy Day Fund.

CFO Naidu clarified that the Rainy Day Fund is the same thing as the General Fund, there are so many different funds in the city and the General Fund is where they have the most leverage. As of closing this last fiscal year, there is about \$12.8 million in the General Fund.

Council Member Marlor asked what percentage that is.

CFO Naidu said when compared to actual revenue, that accounts for about 22%; however, if compared to our budgeted revenue for this year, it is about 25%. The budget we are currently working on makes it about 23%. The max amount you can have is 35% of revenue in that fund. The current budget is about \$58 million, which works out to allowing about \$20 million in the General Fund; it is a moving target since every year the budget grows, and it based on the upcoming budget.

Council Member Harris asked if having a healthy rainy day fund makes CFO Naidu's job easier, knowing that extra money is there in case of emergencies.

CFO Naidu said yes, it's a good fiscal policy, because when you are talking to the public they tend to ask about rainy day funds. Also, the rating bureaus look at those amounts, and the trends regarding how often we take money out of there and for what purposes.

Council Member Marlbor said this would have attributed to getting our current bond rating, which is very strong.

Council Member McGuire asked how much we have contributed in the last few years.

CFO Naidu said we have not been consistent, sometimes it's 0.5%; half a percent used to be the normal contribution rate, but some years they didn't add any, some years they did more depending on savings. Contributions have always been made using leftover money from previous years.

Mayor Ramsey noted that we are all aware we are running out of money from previous years.

CFO Naidu said right now, we are in a good spot because we do have some money left over from grants like ARPA. We are not going to dip into that fund yet, as we still have that money we can use somewhere else.

Manager Whatcott said this is a good year to add to the savings if that's what the council wants. When it is time to talk about what to do with that money, there are a few projects coming forward and we have a one-time shot at using the money.

Council Member Harris thinks we should put some of the money in savings, but we need to find the right amount to add.

Mayor Ramsey asked if anyone had a recommendation for an amount.

Manager Whatcott said he would suggest 0.5%.

CFO Naidu agreed with Manager Whatcott, that 0.5% would add up to about \$620,000.

Council Member Zander said it seems like this was done for years, up until the last few years.

Manager Whatcott said there was a resolution, but it expired. This doesn't have to be by resolution, it can be done as part of the budget process. This year they didn't automatically add the 0.5% because we didn't have the money; we are taking it from another fund with extra money.

Attorney Loose said that resolution was a city council resolution, there was no mandate; it was not something from the state, or other entity, requiring it.

CFO Naidu said the resolution did qualify the money was only to be moved if we had the funds for it.

Manager Whatcott said that yes, this will take money away from other projects, but he still thinks it's a good idea.

Council Member Marlbor asked if anyone knew how many cities have 25% or more in their rainy day fund.

CFO Naidu said that before the change to 35%, even we weren't at 25%; he knew of maybe two cities at that point in time that had the 25%. Many cities in the last year or two, especially the bigger cities who got \$25 to \$30 million in those additional federal funds, have transferred a few million dollars to their rainy day fund using that money. He doesn't think there is any city maxed out at 35%, he thinks there are a few cities at the 25%, but those would be big cities not smaller ones.

Council Member McGuire asked if there are any restrictions on the money usage in the rainy day fund.

Manager Whatcott said they can be used for any general fund use.

Council Member McGuire is comfortable with the 0.5%.

Council Member Marlbor said he is comfortable this year, however next year might be different.

Council Member Harris said he likes this idea because it feels like we are thinking about the future generations. It feels nice to know we have money set aside, and since we have the money this year it is a good idea since we might not have it next year.

Council Member Marlbor asked how much we had to spend from the rainy day fund during Covid, and how much during the 2008-2009 recession. He thinks we have been responsible, and we should continue to be responsible. He doesn't want a resolution that restricts a new council, because that is something the current council needs to decide. We aren't going to raise taxes to put money in the rainy day fund, but when we can we should add to that fund responsibly; he is okay with adding 0.5% this year.

Council Member Shelton is okay with adding 0.5% to the rainy day fund. Earlier budget sessions also included discussions on a possible tax increase, and he wonders if that's fair to increase taxes and put money into the rainy day fund at the same time. Regarding the insurance changes, we have plenty of cash reserves, so if there is any cash incentive we have the backing to do it.

Manager Whatcott reminded everyone that the reason we are raising taxes is due to ongoing costs, which are mostly for personnel; the money we have is not going to support ongoing costs. We do have cash, but its one-time cash. We are asking the taxpayers for an ongoing fund to pay those personnel costs due to new employee additions and inflation of salaries.

Mayor Ramsey said it sounds like everyone is good with 0.5%, and everyone agreed.

Manager Whatcott said there are no items for the regular City Council Meeting next week on March 1, and only one to two items for the work meeting. He asked if everyone wanted to push those two items to a future work meeting, and not have any meetings next week.

Mayor Ramsey noted she will be gone for the meeting on March 15, and those two items in the work meeting would be pushed to that same meeting.

ACM Lewis there will still be a budget meeting on March 9. One of the items that would be moved is the council redistricting map, which everyone has received a copy of; he only heard

back from Council Member Marlor and asked the other council members if that map is the direction they'd like to go.

Council Member Zander said she has not had a chance to review it yet, she will need to do that before making a decision.

ACM Lewis noted the current map has the changes Council Member Zander had requested. The other item is the board appointments for the Senior Committee, and that can be moved to the March 15 meeting if needed.

Council Member Zander will be out of town for both meetings, and would be joining through Zoom anyways; she said skipping the meeting on March 1 would be helpful and she will join the March 15 meeting via Zoom.

Mayor Ramsey said this change would allow her to attend the Rural Water Users Conference for a day and a half, which would mean a lot to the State Drinking Water Board; she can't be there for the whole week, but she could be there for a day and a half if there was no meeting on March 1.

The council agreed to cancel both meetings on March 1, and the items planned for the work meeting will be moved to the work meeting on March 15.

ACM Lewis noted that, after reviewing the map, if anyone wants a different map to let him know so he can move things around beforehand.

Council Member Zander said she and Council Member Harris met with the Rio Tinto/Kennecott group recently, she would like the entire council to get together and talk about that experience as a group.

Attorney Loose said they are working on that and will bring it to them as soon as possible.

Council Member Zander also asked about the county pool, she has had some county members reach out to her and she is wondering what our advocacy plan is for the project; who on our staff is reaching out and working on this.

Manager Whatcott said that really isn't a staff item, this is more at the county council level; there needs to be some conversations with the school board as well.

Mayor Ramsey said the school district is in the same place as us, their offer is what it is.

Council Member Zander said she was contacted by Council Members DeBry and Stringham this week, and she is thinking that if they are contacting us proactively that means the door is open for us to start making some progress; she doesn't know how we want to approach that.

Director Tingey said we know the county has \$3 million set aside for this specific project.

Council Member Marlor said there was a meeting today with Council Member DeBry and Martin Jensen, along with Tracy Miller and some other county representatives on the pool; Council Member Marlor is still waiting for the update on that meeting.

Director Tingey said he believes Martin Jensen will have an update for us on Friday.

Council Member Marlor noted that the funding would need to be on a higher source than the city council, it has to be on the county council level.

Manager Whatcott said to remember that we are giving \$1 million plus the land. The county does have extra money, including ARPA money that could be used for this project.

Council Member Harris motioned to adjourn the February 23, 2022 Special Budget Meeting. Council Member Zander seconded the motion; vote was unanimous.

ADJOURNMENT

The February 23, 2022 Special Budget Meeting adjourned at 7:21 P.M.

UNAPPROVED

RESOLUTION R2022 - 17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, DENOUNCING RUSSIA'S UNJUSTIFIED INVASION OF UKRAINE. CALLING UPON THE RUSSIAN FEDERATION TO CEASE FIRE AND VACATE THE SOVEREIGN TERRITORY OF UKRAINE AND URGE THE UNITED STATES FEDERAL GOVERNMENT TO TAKE ACTION AGAINST THE RUSSIAN FEDERATION AND RESTORE PEACE IN EUROPE.

WHEREAS, on January 21, 1990, more than 300,000 Ukrainians called for unity and independence from the Soviet Union by forming a human chain between the cities of Kyiv and Ivano-Frankivsk; and

WHEREAS, after years of oppression, in 1991, Ukraine won freedom from the Soviet Union's totalitarian dictatorship because of the Ukrainians' love of liberty; and

WHEREAS, on February 8, 1994, Ukraine was the first member state of the Commonwealth of Independent States to join the Partnership for Peace program of the North Atlantic Treaty Organization (NATO) and has since deepened its relationship with NATO, recognized as an Enhanced Opportunities Partner; and

WHEREAS, on December 5, 1994, in an effort to solidify security commitments to Ukraine in return for its nuclear disarmament, the United States, the Russian Federation, and the United Kingdom signed the Budapest Memorandum on Security Assurances, whereby each country pledged to respect the independence and sovereignty of Ukraine's borders while refraining from the threat or use of force against Ukraine; and

WHEREAS, over the past three decades, the Russian Federation has illegally seized Ukrainian land in Crimea, armed Russian-backed separatists leading to thousands of deaths, interfered in elections, used chemical weapons to attempt assassinations, carried out cyberattacks and disinformation campaigns abroad, and violated international arms control agreements;

WHEREAS, at least 14,000 Ukrainians have been killed defending their homeland and millions more displaced since the conflict with Russia began;

WHEREAS, in March and November 2021, the Russian Federation deployed a massive troop and weapons buildup on the border with Ukraine;

WHEREAS, on February 23, 2022, the Russian military began a brutal assault on the people of Ukraine without provocation, justification, or necessity;

WHEREAS, this invasion was premeditated and planned by the Russian Federation, namely its President Vladimir Putin, for months;

WHEREAS, the Russian Federation has rejected every good-faith effort the United States and its allies and partners made to address concerns through dialogue to avoid needless conflict and avert human suffering;

WHEREAS, to attempt to justify its invasion, the Russian Federation has made outlandish and baseless claims about Ukraine without any evidence;

WHEREAS, the Russian Federation has flagrantly violated international law in attempting to unilaterally create two new so-called republics on sovereign Ukrainian territory; and

WHEREAS, lasting peace and prosperity require respect for the sovereignty and territorial integrity of countries and respect for human rights

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH: Commends the courage, resolve, and restraint shown by the Ukrainian people in their pursuit of sovereignty and democracy, and pays tribute to the many men and women who gave their lives in pursuit of a free and democratic Ukraine.

BE IT FURTHER RESOLVED: the Mayor and City Council with the City of South Jordan strongly denounce Russia's unprovoked and unjustified invasion of Ukraine and call upon the Russian Federation to immediately cease fire and vacate all areas of the sovereign territory of Ukraine.

BE IT FURTHER RESOLVED: that the Mayor and City Council with the City of South Jordan support and stand in solidarity with the people of Ukraine and Ukraine's fight to defend its sovereignty, territorial integrity, and the freedom of its citizens.

BE IT FURTHER RESOLVED: that the Legislature and the Governor urge the United States federal government and its allies to take substantive action to punish the Russian Federation for its evil actions and restore peace in Europe.

BE IT FURTHER RESOLVED: that the Legislature and the Governor urge the United States federal government and its allies to provide humanitarian relief to those suffering in Ukraine.

BE IT FURTHER RESOLVED: that the Legislature and the Governor encourage unity among NATO allies and the broader transatlantic community to convey solidarity in response to Russia's unprovoked military aggression against Ukraine.

BE IT FURTHER RESOLVED: that the Legislature and the Governor urge the United States federal government and its allies to take every appropriate action to be energy and mineral independent.

[SIGNATURE PAGE FOLLOWS]


**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:


Ryan W. Loose (Mar 11, 2022 17:36 MST)

Office of the City Attorney